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October 2013

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Christopher Cady, Associate Director

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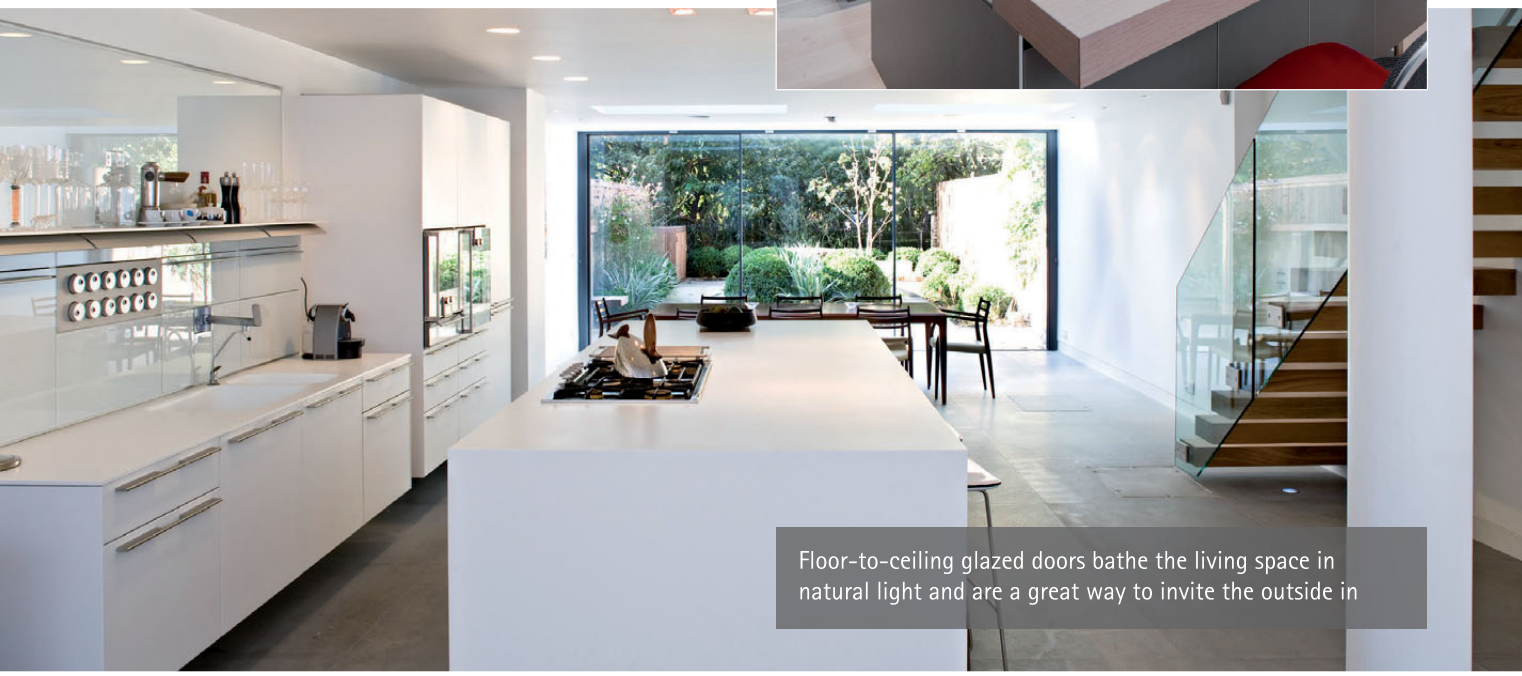
Bring the outdoors in...

Why confine your living area to indoors when with a bit of savvy planning you can bring the outdoors in?



Floor-to-ceiling glazed doors bathe the living space in natural light and are a great way to invite the outside in

Knocking down walls to create an open-plan space is more popular than ever. It creates the perfect entertaining space, bringing friends and family together and can extend your living area into the garden for the warmer months.

"Kitchens and living spaces need flexibility for different times of the year and different styles of entertaining" says Nikki Davis, design manager at Kitchen Architecture. With garden living in mind, the key to kitchen planning is a sociable layout.

"An island provides a practical and sociable main preparation area" continues Nikki, "it maximises worktop space, giving all-round, easy access to work surfaces." Guests can talk freely with the host while the cook can look out into the living and outdoor areas, be involved when entertaining, or keep an eye on children playing outside. An island also minimises the need for wall space, freeing up walls for glass doors.

Flooring is another important consideration. If you are barbecuing or entertaining outside you will need a durable floor that is resistant to staining, scratching and is easy to clean. Choose tiles in matt tones of warm greys, beiges and browns with plenty of character and warmth.

Visit Kitchen Architecture's bulthaup showroom on Putney's Lower Richmond Road for your complete guide to the heart of the home. Or take inspiration from the case-study section of their website.
www.kitchenarchitecture.co.uk

Where to buy
Kitchen design and furniture: Kitchen Architecture, 145–149 Lower Richmond Rd, Putney, London, SW15 1EZ. T: 0208 785 1960. Also showrooms in Oxford and Cheshire.
www.kitchenarchitecture.co.uk

Guide price: bulthaup kitchens from Kitchen Architecture start from £35,000.

The island allows the cook to look out into the living space and garden and enjoy the company of family and friends when preparing meals

bulthaup

Invest in your lifestyle and home, visit the bulthaup specialists at Kitchen Architecture.

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www.kitchenarchitecture.co.uk for design ideas and case studies

Kitchen Architecture, UK's award-winning retailer of bulthaup kitchens
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Curtains & Soft Furnishings

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COVER

Belynda Sharples' Budgie by The Art of Wallpaper. Image courtesy of wallpaperdirect.com

ARCHANT LONDON

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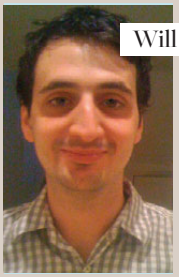
Tablemakers are just one local company taking part in our homes & interiors special

This month's contributors



Will Gore

Will Gore is a freelance arts journalist who has lived in London his entire life. His specialist subjects are films and theatre, and when he's not scribbling he can normally be found at Griffin Park cheering on Brentford FC.

Sudi Pigott

Sudi describes herself as a 'fanatical foodie/highly experienced gastro-travel journalist/trend consultant with definitive antennae for what's new among chefs, hoteliers and food producers' on her Twitter page. Follow her @Sudifoodie.

Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute who loves London's greatest eateries with a passion. He lives in London with his wife Sara and their two children.

All about interiors

I absolutely love this time of year. It's not quite the arctic temperature of deepest, darkest winter but there's a chill in the air. An autumnal switch, which sees us instinctively retreat back inside, where it's cosy and welcoming. October is also a pivotal month for design, so what better time to celebrate all things 'interiors' in South West London? We have a bumper Homes section for you this issue, dear readers. Find inspiration and read the impressive stories of some of our successful interiors businesses, such as the London Door Company and Tablemakers on St John's Hill.

While we're obsessed with homes and property, we'd love to know if you are too. This month we're asking readers to fill in a simple online survey to tell us what you think about the magazine. We'd love to hear your thoughts and by filling in the survey you will be automatically entered into a competition to win a £200 hamper from Fortnum & Mason's. Just log on to swresident.co.uk for details.

Before I leave you for another month to enjoy the issue, I'd like to bid a fond farewell to editorial assistant Mary-Jane Wiltsher who departed the team recently to embark on a fruitful freelance career. I just wanted to say a big 'thank you' to MJ for all her hard work!

Photographer: Neil Cooper

Lorraine

Lorraine Crighton-Smith
Editor, SW Resident

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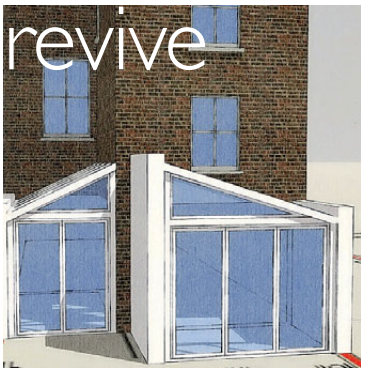

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TOP DOGGY DAYCARE

Bruce's Doggy Daycare offers a helping hand to those whose canine companions need some company

WHAT'S AT A DAY CARE CENTRE?
The Doggy Day Care Centre boasts three fully fenced fields, each with a swimming pool, agility course, heated indoor area complete with dog beds and a gazebo for the dogs to laze in the shade. All enjoyed under the constant supervision of Bruce and his team of dog walkers. It's like paradise for dogs!

HOW DOES IT WORK?
They will collect your dog in the morning, take them for an action packed day at the Day Care Centre, then drop them home in the afternoon, happy and tired.

WHAT'S DIFFERENT ABOUT BRUCE'S DOGGY DAY CARE?
They are proud to be one of London's longest established Day Care Centres. Feedback from clients is that they love the dog-e-diaries, seeing the updates on Facebook and Twitter and the open day in the summer is also a big hit!

HOW ARE THE DOGS INSURED?
We have specialist pet care and animal trade insurance, designed for dog day care providers and dog walkers. This cover includes public liability, care and custody and control of the dogs as well as loss keys.

HOW MUCH DOES IT COST?
Our day care service costs around £27 per day, but this varies slightly depending on the number of regular days booked.

✣ 020 7205 2230; brucesdoggydaycare.co.uk

LOCAL LIFE

This month's essential news from your neighbourhood

SW resident LOVES

GCSE success for Wandsworth students

Secondary school students in Wandsworth were responsible for another success story on GCSE results day with figures showing a rise in the number of pupils getting five or more A*-Cs including English and maths. This year 63 per cent of pupils obtained five or more GCSEs including English and maths – a rise of 3 per cent compared to 2012. Chestnut Grove, in Balham, and Southfields achieved their best set of results to date. Chestnut Grove saw an 11 per cent rise, with 72% of its students picking up five or more GCSEs.

YOU ARE INVITED TO... BRIDE: THE WEDDING SHOW, SANDOWN PARK

Bride: the wedding show (26/ 27 October) has everything a real wedding should have – fantastic clothes, music and dancing, beautiful flowers … all the elements to make a perfect day of fun and inspiration.

The weekend event is expected to entertain up to 4,000 brides and grooms, with the chance to view more than 130 exhibitors, three choreographed catwalk shows daily, a Champagne bar, and casino tables by Viva Vegas.

From venues to jewellers, cake-makers to car hire, the show, organised by multi-media weddings group Archant Bride, publisher of Surrey Bride magazine and London Bride, is a great way to plan your big event, as well as a day full of entertainment. And you can collect free copies of the magazines for more ideas and expert advice.

Sandown Park has good transport links from the M25 by road and is just 15 minutes by rail from London.

✣ To book tickets, (£10 on the door, advance and group ticket discounts available), see http://sandown.weddinglink.co.uk. Individual tickets for the Sandown Wedding Show for Resident readers are available at a discounted rate of £7.50 by entering in the promotional code ARL48 when prompted at http://sandown.weddinglink.co.uk

MY LONDON

Fashion designer Charlotte Taylor (pictured right with her business partner brother)

WHERE DOES THE DESIGN 'MAGIC' HAPPEN?
We work from a studio in Shepherd's Bush. Our building is an old BBC building, which is great, with huge windows and big open spaces. It's full of lots of creative people so it's nice to bounce off everyone. I love Shepherd's Bush and White City. It's got great markets; it's just a really good spot to be in.

WHY WAS ELLIS STREET THE IDEAL SPOT FOR THE SHOP?
It has just five small shops including Lulu Guinness and French Sole, there is also a hairdressers and a hat shop so you can get your full outfit sorted in 30 minutes! There is a strong local community there as well who really supported the label and that's really important. We love the area because its so international, cosmopolitan, buzzy and also full of interesting designers.

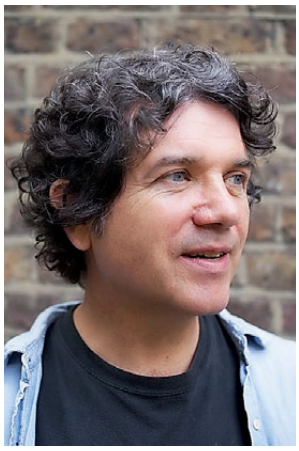
WHERE'S HOME?
I live with my boyfriend in Wandsworth Town. I love it because it's really easy for me to get to the Isle of Wight, where my parents live, and all of my friends are in Wandsworth. I don't think there's anywhere in London I would rather be.

WHAT'S NEW FOR A/W 2013?
The collection is called Lost and Found. It's the idea of having your favourite possession, your favourite toy, becoming redundant because you grow out of it. What was your most favourite thing that you couldn't live without has become this relic, this shadow of the past. The collection was based on shadows was inspired by Navaho Tribes, totems and spirits. It's a bit darker, a bit more thoughtful, than the spring/summer collection.
✤ 1 Ellis Street, London, SW1X 9AL; 020 7730 8877; charlottetaylorltd.com

POLKA THEATRE WELCOMES NEW ARTISTIC DIRECTOR TO SHAPE THE FUTURE OF THE ORGANISATION

Polka Theatre's board of trustees are pleased to announce the appointment of new Artistic Director, Peter Glanville, who will replace Jonathan Lloyd after seven years leading the Wimbledon based children's theatre company.

Peter is currently Artistic Director/ Chief Executive at Little Angel Theatre, Islington and will start at Polka in November. Peter said of his appointment: 'I feel very privileged to have been offered the position of Artistic Director at Polka Theatre. The company has a great history and I'm looking forward to the prospect of continuing to raise its profile in the future with ground-breaking world-class theatre for children.'



✤ Polka Theatre, 240 Broadway, Wimbledon, London SW19 1SB; 020 8543 4888; polkatheatre.com

WIN! BE A 'KEEPER FOR A DAY' AT ZSL LONDON ZOO

We've teamed up with ZSL London Zoo to offer TWO lucky readers a once-in-a lifetime chance to get up close and personal with some of its most popular animals. The day runs from 8.45am until 3.45pm. Participants must be over 16. Experience must be taken by March 1 2014 and is valid on weekdays only. ZSL London Zoo to liaise with winners on booking a date.

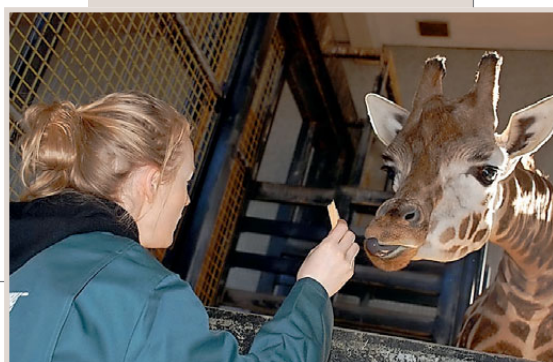
To enter this great competition, simply tell us the name of ZSL London Zoo's famous sister zoo. Email your answer to competitions@theresident.co.uk; entries close on Friday 11 October.

✤ Full terms and conditions apply: please go to http://www.london24.com/competitions to view our full terms and conditions and http://www.zsl.org/keeperforaday for full terms and conditions of the prize. By entering the competition we may send out news and selected offers from our advertisers. If you do not wish to receive these, please place the word STOP in your email to us. Thank you.

SW resident

DON'T FORGET...

It's Halloween on 31 October. Will you be out trick or treating this year? We'd love to see your little ones in their fancy dress. Tweet your pictures to @SWmagazine



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Antiques fair

THE DECORATIVE ANTIQUES & TEXTILE AUTUMN FAIR

The Decorative Antiques & Textiles Autumn Fair returns to Battersea Park from 1-6 October 2013. This specialist event is for people seeking unusual English and European antiques, and features traditional and Continental antique furniture, 20th Century design and accessories. Admission: £10 on the door including catalogue which allows free re-entry. Tickets can only be purchased with cash or cheque.

✤ Battersea Evolution, Battersea Park SW11 4NJ
For opening times and more visit Decorativefair.com

Art

ART EXHIBITION

Over 200 affordable contemporary artworks by about 20 local artists will be on view at the Worple Group's Autumn Exhibition. The exhibition will include images in watercolours, oils, acrylics and pastels, ranging from dramatic landscapes to charming local scenes, abstracts to flowers and lively animal portraits. Admission is free. Saturday 12 October, 10am to 5:30pm.

✤ St Mark's Church, St Mark's Place, Wimbledon, SW19 7ND; 0208 944 5077; worplegroup.co.uk

SW resident LOVES

Breast cancer awareness

BAKE FOR A BREAKTHROUGH

Whip together a cake and raise some dough for a good cause this October. Breakthrough Breast Cancer is organising its first ever Great Pink Bake Off on Friday 18 October and is asking for families, friends and colleagues to get involved with either making a cake or a donation to the event. Participants can choose a different calendar date in the month if they would prefer and the charity's Ambassador, Jane Asher, has even contributed a recipe to the campaign, her Coffee and Chocolate Traybake, which can be found on the charity's website if you're after some baking inspiration. Breakthrough Breast Cancer is the UK's leading breast cancer charity dedicated to saving lives through improving early diagnosis, developing new treatments and preventing all types of the disease. Visit pinkbakeoff.org or call Breakthrough's Bake Off team on 08080 100 200 to get started with your Great Pink Bake Off fundraising kit.

✤ breakthrough.org.uk

Breakthrough Breast Cancer is organising its first ever Great Pink Bake Off on Friday 18 October and is asking you to get involved

Food festival

THE CHEESE & WINE FESTIVAL RETURNS

From 11am on Friday 11 October until 6pm on Sunday 13 October 2013, Southbank Centre Square, part of London's Southbank Centre, will come alive with all things cheese and wine related at the return of The Cheese & Wine Festival for the autumn. Cheesemongers who will be showing and selling their delicious artisan cheeses include Paxton & Whitfield, The French Comte and La Fromagerie. Wine merchants will include Dvine Wine and champagne experts Grays & Feather. There will also be cheese-serving accessories in the form of rustic cheeseboards and specialist cheese knives, artisan bread and delicious street food.

✤ Visit the website cheesewinefestival.com for more information.
Box Office: 020 7223 2223

Art

AFFORDABLE ART FAIR BATTERSEA

With everything for sale between £40 and £4,000, and a fresh and friendly approach to contemporary art, a day out at the fair is the easiest and most enjoyable way to view and buy art from more than 100 galleries under one roof. Paintings, original artist-made prints, sculpture and photography are all on show, and whether you are looking for artwork that is traditional or contemporary, humorous or edgy, by a famous name or an undiscovered talent, there really is something for everyone. The Affordable Art Fair returns to Battersea Park 24-27 October 2013.

✤ Head to affordableartfair.com for further details and to buy tickets in advance

Charity walk

PAWA WALK IN THE PARK

PAWA (Pan Asian Women's Association) is a registered charity that supports grassroots educational charities in Asia that benefit bright young women, and charities that help lift girls and women in Asia out of poverty. Their major 2013 fundraising event, PAWA Walk, a 5 km sponsored walk for all ages, will be on 13 October at Battersea Park.

✤ To register, go to doitforcharity.com/pawawalk

Chocolate celebration

NATIONAL CHOCOLATE WEEK

Calling all chocolate lovers, circle these dates in your diary now: 14-20 October 2013. Why? Because it's National Chocolate Week. It aims to promote fine flavour chocolate, the independent artisan chocolatiers and the chocolate companies who work in direct partnership with cocoa farmers, encouraging consumers to pay a fairer price for their chocolate.

✤ See more at chocolateweek.co.uk

Nutritional talk

Nutrition for Lifelong Health and Weight Management

Join Carrie Hogan for a talk on how a simply-applied, nutrient-dense diet can **enrich your health** and ease weight management. This evidence-based talk will include an introduction to the principles of **ancestral nutrition** and the benefits that this way of eating offers our health today. All proceeds from the evening will be shared between **local charities** Home-Start Richmond and For Sanity's Sake. Tickets (£7) available on the door or in advance from: J Seal Butchers, Natson's Newsagents, Barnes Fish Shop and Two Peas in a Pod (Barnes greengrocers). Wednesday 2 October, 7-9pm.

✤ Kitson Hall, Kitson Road, Barnes SW13 9HJ

Children's theatre

GA GA FOR SHOW

New children's theatre company, Ga Ga Theatre, arrives in Clapham this month with an adaptation of *Up & Down* by award-winning author Oliver Jeffers. Providing a multi-sensory experience with interactive props, music and lighting, the group aims to make theatre trips more accessible for families through stimulating and enjoyable shows.

✤ 18-19 October at Clapham Picturehouse. Tickets available from gagatheatre.co.uk

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Louise Candlish

After a whole summer of feeding young houseguests, I've decided to call time on an antisocial activity that I find simply unnacceptable. Fussy eating must stop!

Oh, I do love the autumn term. I love it not for any romantic Keatsian reasons but for the return of our children to their school dinner halls. Slow queues, wet plates, hard potatoes and soggy greens: hurrah, someone else is feeding them, even if it is only one meal a day, and let the pampered creatures like it or lump it!

We had a lot of houseguests over the break, you see, a lot of children's mouths to feed, and when it was over, one day in early September, I woke up and thought: this has got to stop or our species will not survive.

I speak – with trepidation – of fussy eaters.

My apparently highly unpopular position is this: it is not acceptable to be a fussy eater and it is not acceptable to facilitate the fussy eating of those in your charge. At best fussy eating is crazy and antisocial, at worst it is… well, crazy and antisocial is bad enough. Just eat the food on your plate and appreciate it! If someone has gone to the trouble of cooking for you, the least you can do is go to the trouble of eating it.

As a rule, we adults eat most things. Other than the occasional fad diet that we hope might eliminate the need for unwanted exercise, we enjoy our food. And yet the children we raise and feed mostly don't. I had a junior house-guest this summer who would not eat an ordinary household crisp, not in any flavour, not even Walker's Cheese & Onion. And yet the parents did not say to him, 'Your loss, sunshine, all the more for us then', but instead left the premises to find a shop that sold the single crisp type in the world amenable to their off-spring's palate: a Pringle in a red tin. And that's just the pre-prandial nibble! (We knew better than to offer a nut.) No wonder there is a whole generation of grandparents appalled and baffled by what they're seeing at the dinner table.

We've had kids who wouldn't eat bread with a crust or fish with a colour (let alone a bone); they wouldn't eat anything with a seed, a grain, a fleck of any herb or spice; they wouldn't eat a prawn, a tomato, a radish, a mushroom, a strawberry. The 'wrong' tomato sauce has been scraped off pizza, 'disgusting' bolognaise off spaghetti, chocolate and almonds extracted from croissants. Blue cheese, soft cheese, cheese with rind, cheese with a foreign name, cheese with flavour: rejected, all. And not a single one of these kids is vegetarian or has an allergy or intolerance. Nor are the majority toddlers, but eight, nine, ten, and older. They're just fussy.

Of course, we all understand the psychology, both of the perpetrator (an opportunity to seize power) and the enabler (a fear of reproducing the scenarios of our own childhoods in which we had to stay at the table until every last grisly piece of kidney was consumed, the while listening to the parental broken record about starving Africans.) I understand all of that.

> We've had kids who wouldn't eat bread with a crust or fish with a colour, let alone a bone

But if a British child cannot eat fish, chips and mushy peas, a national dish raised in our city to levels of near-ambrosia, then something is wrong. Ditto a roast chicken dinner with gravy, a baguette filled with cheese that is not mildest Cheddar, an ice-cream flavour that is not vanilla, a fruit that is not an apple (peeled and sliced). Food is delicious, it is one of the chief pleasures of our three score years and ten – so gobble it up and ask for more!

One of my favourite guests of the summer was the ten-year-old son of a friend, a boy so plain-speaking he makes Geoffrey Boycott look like a silver-tongued charmer. (Sample dialogue: His mum: 'We're going to spend a couple of nights in London with Andrew and Louise.' Boy: 'God, no.') Anyway, this child, when presented with freshly baked lemon and poppy-seed cake, wolfed two large slices without complaint. Admittedly, he advised the chef 'Next time, lose the poppy-seeds' as he trotted off, but he did so with a full stomach of food that had not been negotiated in a prolonged power-play with either parent or host.

Next time: children's manners.

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Mud, mud, glorious, mud

Peter de Loriol on composer and entertainer, Donald Swann, of Battersea

Comedy duo Michael Flanders and Donald Swann

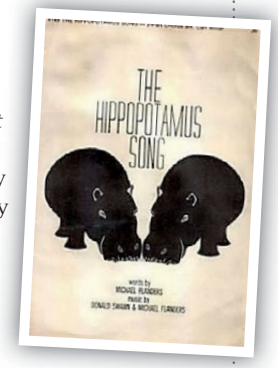
Swann has moved since we saw him last. As some of you will know he used to live in Prince of Wales Drive, Battersea. But since he became a great star, he thought this wasn't really very suitable, and he now lives in Albert Bridge Road... Battersea - getting on for Clapham Common. Not that it matters very much where you live South of the River now, because as you know under the new London Plan they're lumping all those areas together. Going to call them Brighton,' uttered Michael Flanders of Donald Swann, the other half of a comedy singing duet of the 50s and 60s, in their bestselling international show *At the Drop of Another Hat*.

Donald Swann (1923-1994) was indeed living at 13 Albert Bridge Road between 1961-1978 with his wife and two children. He had earlier lived around the corner, 71 York Mansions, Prince of Wales Drive, from 1955-1960.

Then, as now, there is an almost sliceable disdain of that area South of the River by Chelsingtonians let alone 'Camdenials'. Yet the chair bound Chelsingtonian Flanders had a profound respect and enormous fondness for his Russo-Azerbaijani school chum colleague. Yes, despite the name, his middle name 'Ibrahim' belied his origins. The multi-talented singer, songwriter, composer and entertainer, the great grandson of a Muscovy Trader who had settled in Russia, was born in Wales to a Russian father and Azerbaijani mother in a Russian speaking intensely musical family – his parents had fled the Russian Revolution and his father practised as a doctor in a rural community.

> He used to live in Prince of Wales Drive, but since he became a great star he thought it wasn't very suitable...

The two future impresarios met at Westminster School and their peculiarly Anglo Saxon wit and repartees were crowned with international glory from 1956-1967. Their songs and dialogues were reminiscent of Gilbert and Sullivan and copied by Jake Thackray, Richard Stilgoe and Armstrong and Miller. The music was almost invariably written by Swann, especially the immortal *Mud, Mud Glorious Mud*. Much was political satire with songs such as *On the Slow Train*, the demise of the railways with the Beeching Act, *Don't Eat People, Eating People is Wrong* and the parody of the events in General De Gaulle's life in *This Old Man He Played One, He played knick Knack at Verdun*. Their evenings traditionally ended with the brazenly jingoistic song *The English, the English are Best, I couldn't care Tuppence for all of The Rest*.



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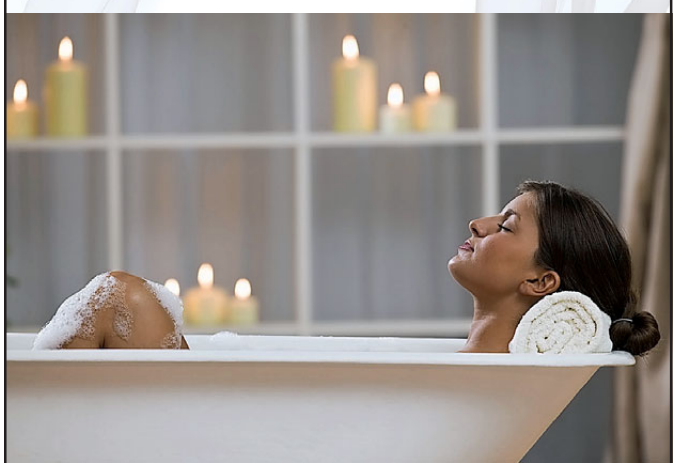

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RISING from the Ashes

As actress Montserrat Lombard prepares to make her professional stage debut this month, she tells Will Gore about growing up in Roehampton

Kudos Film and TV Ltd.

Montserrat Lombard enjoyed the biggest break of her career so far, when she was cast as policewoman Shaz Granger in the BBC's time travelling police series, *Ashes to Ashes*. But rather than follow up with another major TV role, Montserrat has instead chosen to take the next big step in her acting career on stage.

The 31-year-old, who grew up in Roehampton, is making her professional stage debut this month in new play, *Barking in Essex,* which will run at the Wyndham's Theatre in the West End.

Even though this will be her first time treading the boards, Montserrat isn't letting nerves get the better of her. She seems confident, but also admits that being part of a vastly experienced acting company, which includes Sheila Hancock, Lee Evans, and Montserrat's *Ashes to Ashes* co-star Keeley Hawes, is a great help to her. 'To be part of a small cast with people who are supportive, really talented and with so much experience is just amazing,' she says.

> There wasn't a lot around the estate to help me with acting. Luckily Ursuline High School was really good for the arts

'After *Ashes* I wanted to take some time out because I had done back-to-back jobs for TV. I feel very lucky because the chance to do a new play in the West End doesn't come along that often and I was waiting for something like this to get my teeth into.'

Talking to me over the phone during rehearsals, Montserrat is reticent to reveal too much about the plot of *Barking in Essex*. What can be gleaned from a mixture of publicity material and what she does tell me, is that the story revolves around the Packer family, a dysfunctional Essex brood that are preparing to welcome home head of the family, Alfie, who has been spending an extended period at Her Majesty's pleasure.

Alfie is looking forward to spending a sizeable chunk of his £3.5 million fortune – the only problem is his family have splashed all the cash while he was in prison. Montserrat enters the fray as Allegra Tennyson, a well-spoken lawyer, trying to sort out the mess.

Although the posters and website images of the actors in garish tracksuits and flashing bling suggests the play might be a cartoonish farce, with the perma-tanned spectre of TV series *The Only Way is Essex* (*Towie*) looming large, Montserrat prefers to describe it as a black comedy with some serious things to say amid the gags.

'There is a lot of funny stuff in there, but it is not *Towie*. That show is really well loved so there are aspects of that in the play, but [playwright] Clive Exton wrote this in 2006 so was ahead of his time in that respect. He captured how people from Essex were speaking, even before *Towie* was in the mainstream,' she explains. 'The play is a comment on Essex, but also society in general and the way people handle wealth.'

Essex is not too far from where Montserrat currently resides in East London, but she grew up in South-West London. With a Spanish father and an Italian mother, she and her brother enjoyed a multi-lingual upbringing – something that wasn't unusual on the Roehampton estate where they lived. 'It seemed that where we lived everyone spoke a few languages. There were loads of South Americans, Italians, Spanish and French people around so it was normal,' says Montserrat. 'I spoke Italian to my mum, Spanish to my dad and learned English in school.'

Although the fact that Montserrat became a performer was perhaps pre-destined as soon as her dad named her after Spanish opera legend Montserrat Caballé ('I sing a bit but nothing like her!'), it was as a pupil at Wimbledon's Ursuline High School that she first discovered her love of acting. 'I know things have changed now, but there wasn't a lot around the estate where I lived to help me with acting. Luckily my school was really good for arts,' she adds.

After graduating from university, Montserrat started taking acting classes and appeared in a number of short films, before she got her first break in an episode of day-time soap, *Doctors*.

'After getting that first part in *Doctors* things just fell into place,' she says. The TV parts kept on coming with Montserrat appearing in *Nathan Barley* and *Love Soup*, before she was given the chance to play Shaz Granger in *Ashes to Ashes*.

She has fond memories of that show, which ended in 2010 after three successful series. Almost seven million people tuned into the final episode. *Ashes to Ashes*, she says, was a 'great thing to be part of', but now Lombard is ready for the next stage in her burgeoning career.

✤ Barking in Essex, Wyndham's Theatre, previews from September 6, barkinginessex.co.uk

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By the BOOK

As Wimbledon BookFest returns, Will Gore chats with director Fiona Ravzi to find out what's new for 2013

Since its inaugural year in 2007 BookFest has established itself as one of the country's leading literature festivals. The reputation of the festival has grown to such an extent that it regularly attracts world-famous authors, sports stars and politicians to south-west London – not bad for an event that was dreamed up at a community meeting in Wimbledon.

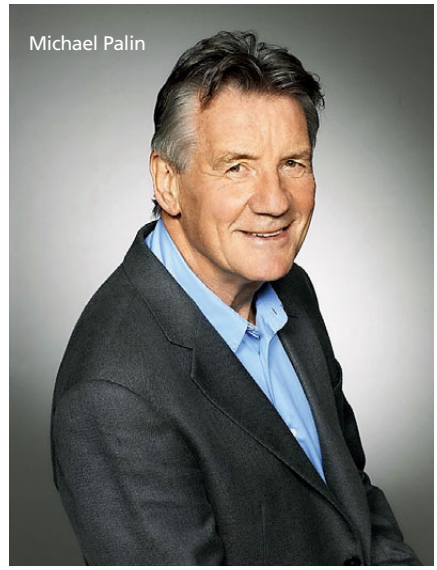
'There was this feeling that was in the air at the time that everyone wanted to connect with their community,' explains BookFest founder and organiser Fiona Ravzi. 'Wimbledon can be quite a sleepy place, so it was about creating an energy and showing people that there is lots of interesting stuff going on in the area. We spoke to people in the different arts communities and had a meeting in central Wimbledon. About 150 people showed up and there seemed to be a real desire to create a festival. It's just grown and grown ever since.'

BookFest returns for its 2013 edition at the end of this month (September 28-October 13) and a superb line-up has once again been assembled with big name writers, including Michael Palin, Katie Adie and Roddy Doyle, set to appear at a range of Wimbledon venues.

In recent times the book festival circuit has grown to such an extent that competition to secure the star

Shappi Khorsandi will be headlining a show in the Big Tent on Wimbledon Common

BookFest director Fiona Razvi


Michael Palin

names is fierce. BookFest's longevity and good reputation ensures that is able to hold its own against big hitters such as Hay-on-Wye, Cheltenham and Edinburgh.

'We were fortunate that we kicked off before the live book festival phenomenon got going, so our name was already known. Other festivals can't really compete with the brand of Wimbledon, people think we've been around forever,' Fiona tells me.

BookFest has always prided itself on showcasing the talents of local writers, alongside stellar names, and this year is no different with South-West London residents including children's author Michelle Paver, crime writer Philip Kerr and chef Bruce Loubet all part of the programme.

Kate Adie

Putting on an eclectic festival for a diverse audience is another of BookFest's guiding principles. 'Traditionally a book festival audience is a 50-plus female audience, but we always wanted our audience to be more diverse than that. Merton has a very diverse demographic and we wanted to reflect that and not just cater for the well off,' says Fiona.

Variety at this year's BookFest is provided by events for children and young people (Cary and David Grant's music workshop, The Diary of a Wimpy Kid), and speakers from the world of sport (TMS commentator Jonathan Agnew) and politics (Roy Hattersley). The popular comedy night will also make a return, with Shappi Khorsandi headlining a show in the Big Tent on Wimbledon Common, one of the festival's main venues.

Ultimately what all of these events, and those that make up the rest of the programme, have in common is that they aim to raise issues and spark debate. As Fiona puts it, BookFest is a 'festival of ideas'.

'We give people with great ideas a platform to talk about them, and for the audience to think about things. It's not just about people selling their books. It's about giving people living in a busy London world time to think about things and reflect,' she says.

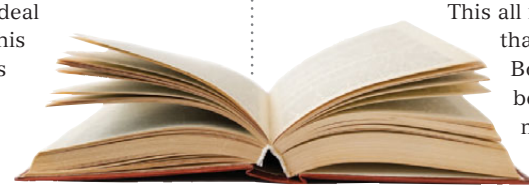
A perfect example of this approach is the programming of an event that will see academic David Goodhart debate immigration with Channel 4 news presenter Faisal Islam and the leader of Merton Council, Stephen Alambritis.

Goodhart's exploration of immigration, *The British Dream*, has proved controversial with the Hay festival not inviting him to appear there, but this hasn't put off BookFest. The event was booked prior to the Hay controversy, and Fiona is pleased that the festival is hosting a debate that will deal with a difficult but important topic. 'It's interesting that Hay wouldn't programme David, and it is a topic that can be inflammatory. It's an issue that people can be too afraid to talk about, especially on the left, but there are some interesting questions to be raised. I think rather than shutting issues away we should deal with them,' she adds.

'Whenever you deal with subjects like this the approach needs to be measured – Stephen is a Greek immigrant, Faisal is Asian, so we have a panel that will have a balanced approach. Merton is also represented in the book, because David went round Merton mosque as part of his research with Stephen.'

Even though BookFest 2013 has not yet got underway, Fiona is already preparing for 2014. A successful festival is clearly a long time in the making and she tells me that the craze for literary events is showing no sign of abating.

This all means, thankfully, that BookFest should be with us for many more years to come.



Bookfest highlights

Joanna Trollope

JOANNA TROLLOPE – OCTOBER 8, 7.30PM

Trollope will be discussing her latest book, *Sense and Sensibility*, a modern reworking of Jane Austen's classic novel, at Wimbledon High School.

RODDY DOYLE – OCTOBER 12, 6PM

The Booker Prize winner is BookFest 13's headline star. He will be in the Big Tent to talk about his career, the upcoming musical of *The Commitments*, and his latest book, *The Guts*.

EOIN COLFER, OCTOBER 6, 11AM

In one of the stand out events for children, Artemis Fowl writer Colfer and a company of actors will bring to life characters from his latest book, *W.A.R.P: The Reluctant Assassin*. Suitable for ages 10 and over.

PHILIP KERR, OCTOBER 8, 7PM

Crime writer Kerr is one of Wimbledon's very own literary stars and he'll be popping up at BookFest to chat about his Berlin Noir books and how Hollywood has come calling.

wimbledonbookfest.org

SPOTLIGHT ON Jay Rayner

In his new book, *A Greedy Man in a Hungry World*, *Observer* food critic and *One Show* reporter Jay Rayner debunks the received wisdoms of the food industry. The Brixton resident spoke to Will Gore about why farmers' markets aren't all they're cracked up to be, the myth of food miles, and what he's got planned for BookFest.

WHAT CAN WE EXPECT FROM YOUR BOOKFEST APPEARANCE?

I'll be doing my one-man show. It's an all-singing, all-dancing audio-visual number, a journey through issues of food security, how we feed ourselves in the 21st century and the assumptions the foodie middle classes make about what is sustainable. Most of those assumptions are wrong, so I'm taking my life in my hands by going into the heartland of the farmers' market, the organic-eating crowd in Wimbledon, and trying to put them right.

WHAT INSPIRED YOU TO WRITE A GREEDY MAN IN A HUNGRY WORLD?

Working on *The One Show* has really taken me out into the world of food production and out to farms in great numbers. If you are a journalist and writing about food, it quickly becomes clear that how we feed ourselves in the 21st century is the big issue. So I brought together my journalist side with my greedy side, and it seems for once I've got the timing right with this book.

DID YOUR OWN ATTITUDE TO FOOD CHANGE WHILE YOU WERE WRITING THE BOOK?

I started working on the book five years ago and, although I was already a bit suspicious of the rhetoric surrounding food and supermarkets, I was signed up to the idea that food miles were the important thing and that the model of getting food from the closet possible small farms was the right one. Then I did some proper research and the issue that really makes the penny drops for most people is when you unpick the doctrine of 'local' and make them realise 'local' is not everything they've been taught to believe it is. The important thing is not where your food is produced, but how.

YOU EXPLORE SOME COMPLEX SUBJECTS WITH JOKES ATTACHED – WHY THIS APPROACH?

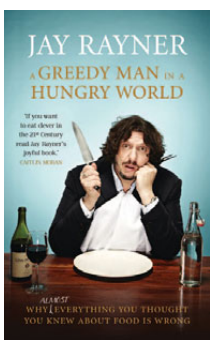
I didn't want write a tedious polemic. I've read loads of them and, my God, they're dull. I think if you are a writer you have an obligation to entertain people and I'll leave it to other people to decide whether I have done that. I want the book to be an enjoyable read and, like with the BookFest show, I hope it's lively and fun, and not like a lecture.

ANY ADVICE FOR BUDDING FOOD CRITICS?

I always tell people that there is no such thing as food writing, there is only writing about food. I'm not employed to write a restaurant column because of how I eat, but how I write. So when people say they love food and want to write about it, I tell them to go away and learn how to write.

IS BRIXTON A GOOD PLACE FOR A FOODIE TO LIVE?

I have been here for more than 20 years and in recent years the way things have been managed has been good on the whole. It's thrilling to be living near a collection of relatively cheap restaurants in Brixton Village and elsewhere, but there are signs of some mistakes. There's a guy about to open what seems to be a wine and cheese shop in Brixton Village called Champagne and Fromage, and I just want to take him by the lapels and tell him this is a terrible idea. I'm sure it's being done with the best of intentions, but it is lousy because it hands ammunition to people who say the Brixton food movement is only for people with fat wallets. If you go to McDonald's or one of the other chains you won't get much change from a tenner. For the same money you can get a very good burger at Honest Burger or a plate of dim sum at Mama Lan's.



✤ Jay Rayner will be appearing at the Big Tent on 12 October at 4pm

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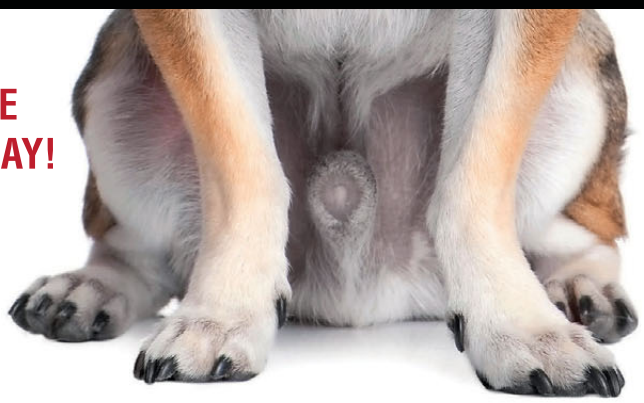

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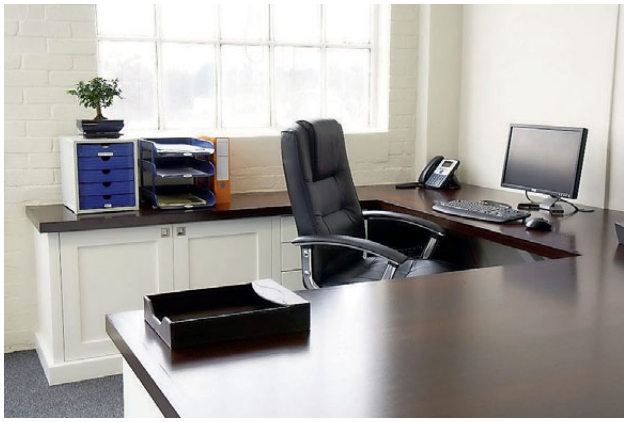

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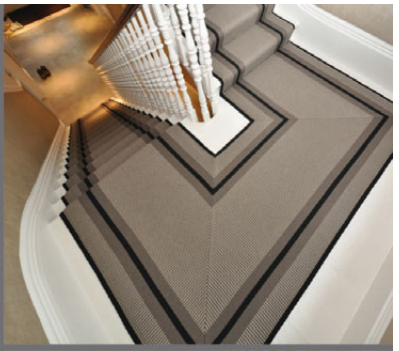

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A glass ACT

When one West London couple bought a property in dire need of renovation, they turned to Shepherd's Bush-based Culmax to get results

A professional couple moved into this West London property three years ago, when it was 'in dire need of upgrading'. Keen to start making it their own and to create more space, they decided to completely remodel the property inclduing the basement. Friends highly recommended a W12-based company called Culmax, who specialise in properties that demand special attention.

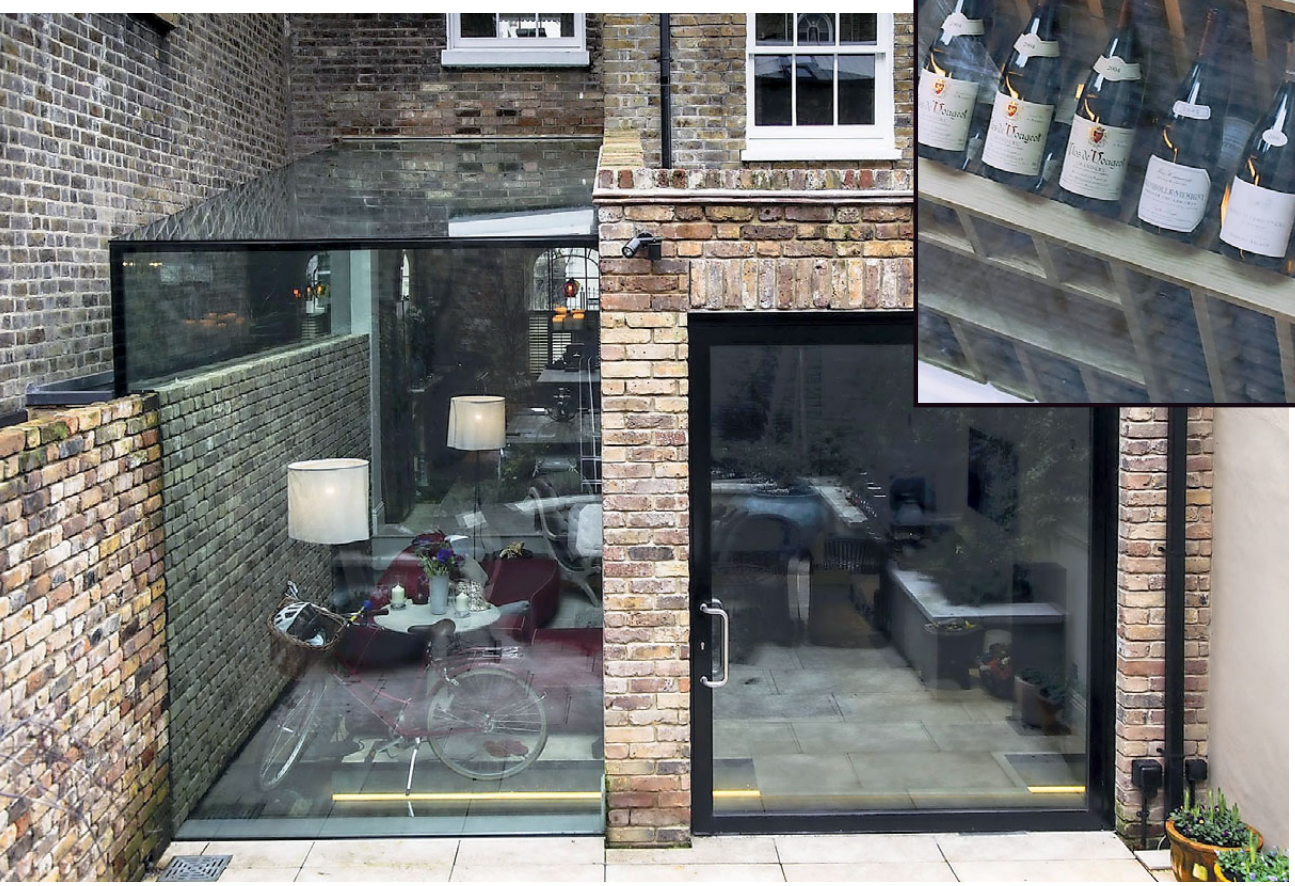
As it was such a big project, the couple rented locally while the works were taking place. It took 18 months to complete and, as you can see from the photographs, the end result is a stunning, contemporary space. The clever use of glass means this basement is anything but dark and dingy. In fact, the glass is what gives this renovation the edge. 'The glass roof was massive,' Culmax's owner Brad Lester tells us. 'It was 5,933mm x 2,400mm. To put it into context a piece of glass starts life at six metres, so this is practically the biggest piece of glass that can be made.'

> Get the design right, get the best contractors you can afford and then sit back and watch the magic

Culmax create their own architectural glass designs in their local workshop. As well as organising design and technical drawings to site survey, supply and installation they also arranged the crane installation for this project ('the panel obviously had to be installed with a crane,' says Brad). They liaised with the local authority to seek 'permission to use the crane, to get road permits and parking suspensions, right down to organsing the traffic control on the day of the lift'. Brad adds: 'It's those extras that makes sure our installations are seamless and easier for builders and homeowners.' Our couple agree: 'Get the design right, get the best contractors you can afford and then sit back and watch the magic.'

✤ Culmax, 020 8222 6677; culmax.co.uk

The simplicity of this side return is that just three double glazed units have created a most subtle yet impressive feature drowning the interior with light



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Luxe leather

Glenn Blackman from Fulham's Old Boot reveals all you need to know about buying a leather sofa

TELL US ABOUT THE TEAM AT OLD BOOT...

We are a small team with vast experience of designing, producing and marketing quality furniture. Among others the team consists of Conrad, who came up with the Old Boot concept and played a big part in the design and manufacturing of one of this country's most popular sofa designs. He was also responsible for giving his sofa a name! Andy, who looks after our shop and customers, and what he doesn't know about sofas, is not worth knowing. He developed the Old Boot sofa and chair designs. Glenn, who is behind the scenes looking after all the creative stuff like the website, photography and marketing, and Karen who does a fantastic job looking after our customer service.

Poppy Original Leather Club Chair, £1,190

The Graduate Original Leather Chesterfield Large 4 Seater Sofa, £2,390

HOW DID OLD BOOT COME ABOUT?

We set up Old Boot back in 2011. One day, when rummaging around an old flea market, a real treasure was unearthed: it was a beautifully made, extremely comfy, wonderfully aged leather sofa. After some careful and time-consuming restoration, it took pride of place in the living room. There he lived for many years. He's seen the kids grow up and fly the nest, survived three house moves, one dog and he's still standing, as strong and welcoming as ever. So many lovely compliments were paid to The Judge that a passion to recreate and share this special sofa was born. And so began years of scouring the planet to buy old, beaten up sofas and chairs of all shapes and sizes, carefully taking them apart, delving into their souls and discovering their secrets so that we could recreate them but with a slight twist here and there. We even developed our own specially developed leathers to nail that authentic look – and just as important, the feel. So Old Boot came from a passion to recreate one special sofa that led to a collection of special sofas and chairs. Individually English sofas with a little twist here and there, a sofa that's tough as old boots, with heart and soul. That's an Old Boot Sofa.

WHAT DIFFERENT FINISHES ARE AVAILABLE?

We are known for our specially developed leathers, Old Boot Vintage Leather, which is aged to perfection with lots of character and very robust, yet soft and comfy. Old Boot Rustic Leather which is extremely thick and extra soft due to the fact that it is buffed on the surface (this gives it a super soft and comfy look as well as a luxurious feel), Old Boot Original Leather which is produced using the natural russet (which is the natural leather in its cleaned natural state), and then painstakingly coloured by hand to give a truly authentically aged appearance.

All our leathers are available in a number of colours and we also offer some beautiful fabric options in store.

It's not all sofas at Old Boot, there's a choice of chairs too

WHAT ARE YOUR TOP TIPS FOR LOOKING AFTER LEATHER?

To remove light scratches and marks just rub leather on leather and it will do the trick. If you have a cat and it likes to use the arm of your sofa as a scratching post – you can repair the scratches by shaving off the rough bits with a razor and polishing with good quality leather cleaner.

Chesterfield-style sofas are a popular seller

HOW LONG SHOULD A LEATHER SOFA LAST?

Our sofas will last you a lifetime with normal use but if you have kids like mine, then it will hold out until they have all left home, by which time you'll be looking for a cosy sofa for two and we have lots of them! We offer a 15-year construction guarantee but the truth is that an Old Boot leather sofa should last for many, many years longer. The frames are all solid beech, screwed, glued and dowelled and our full grain leathers are certainly designed to stand the test of time. And remember our leather sofas only get better with age, the more they are used, the more character develops. That's why we have given all our sofas and chairs their own identity; each has its own character!

WHAT'S YOUR BEST SELLER?

That's a hard one, all our sofas are popular but our Chesterfield-styles are particularly special. People also like a sofa bed option.

DO YOU OFFER A BESPOKE SERVICE?

Yes we have a full bespoke service, just pop into the shop and we'll do the rest. We have a wealth of experience and a passion for sofas and access to any kind of material you want your sofa made in. In fact, we have just made a chair covered in suede and it's beautiful. We can even come and visit you at home to make sure you get the perfect sofa and a perfect fit.

WHERE DO YOU SOURCE YOUR LEATHER FROM?

We have worked very closely with a number of tanneries both in the UK and in Europe to create our Old Boot leathers.

WHAT KIND OF BESPOKE REQUESTS DO YOU GET?

Requests vary a lot but normally slightly bigger, taller or deeper as well as some whacky colours here and there. We are in the process of making a corner Chesterfield with a few hidden secrets, which I can't divulge here!

WHAT ELSE, OTHER THAN SOFAS, IS AVAILABLE AT OLD BOOT?

We also have a great selection of chairs, from a traditional reading chair to a cosy snugly arm chair, with a few oddballs thrown in. Our core range is available online but if you visit the showroom we also offer a full bespoke service. You can change the sizes or details like studs, piping or feet to suit your individual taste. You can also choose from a selection of linen or velvet fabrics which we can dress any of our models in.

HOW LONG DOES THE PROCESS TAKE FROM SCRATCH?

From start to finish about 4 weeks and you can add a week or two for one with a few special touches.

WHY WAS FULHAM THE IDEAL LOCATION FOR OLD BOOT?

Like our lovely old boots, Fulham is the perfect fit for us. It's a busy area with discerning customers who are looking for quality and service. We like to think we can provide both to people who are generally busy doing their own thing and require fabulous furniture delivered when we say it will be delivered. We attract customers from all over the country but London is very important to us as our designs fit perfectly with the fashion aware people in London and in and around Fulham. Fulham is a great location where you can come and sit, feel and breathe in our special leather sofas and chairs. And a great football team to boot!

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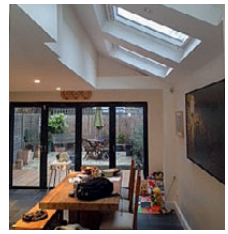

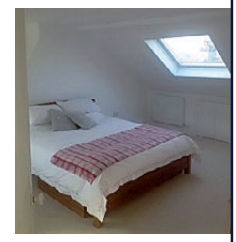

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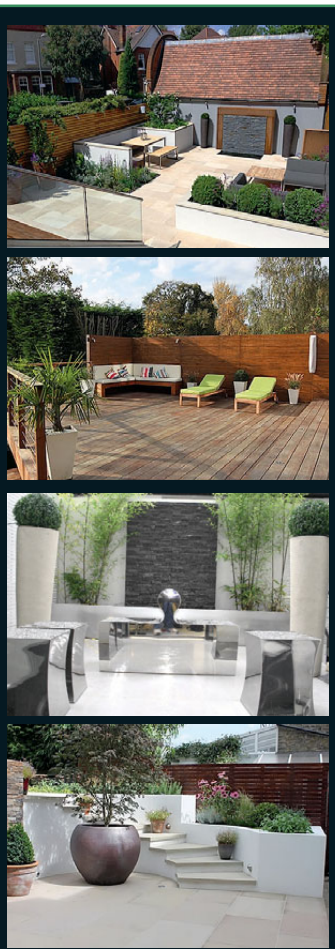

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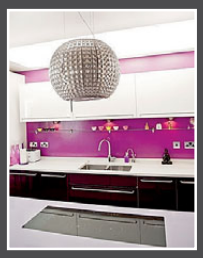

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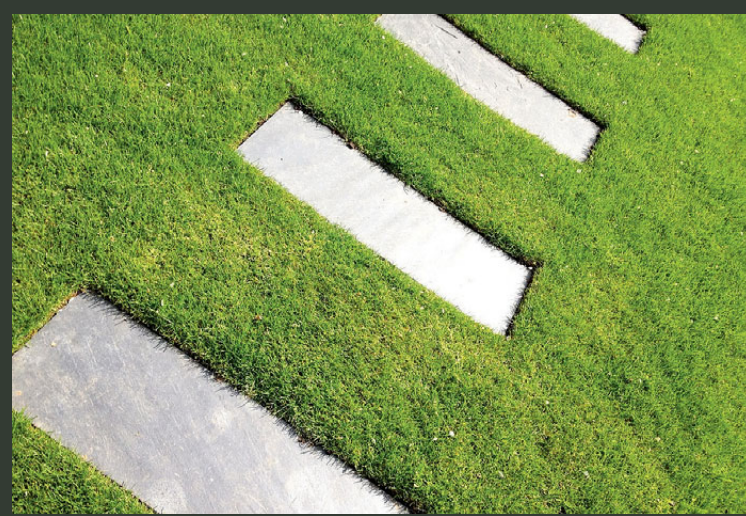

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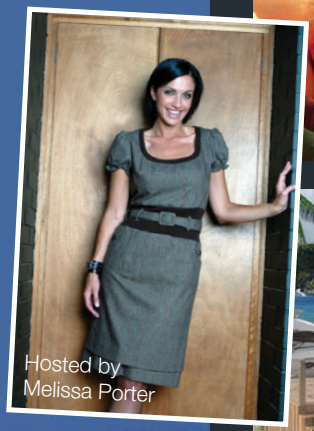

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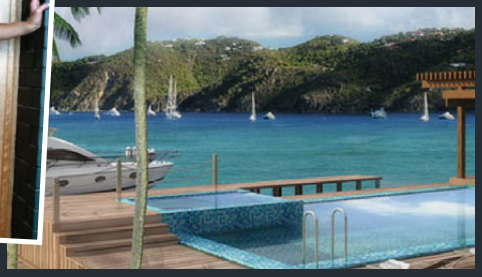

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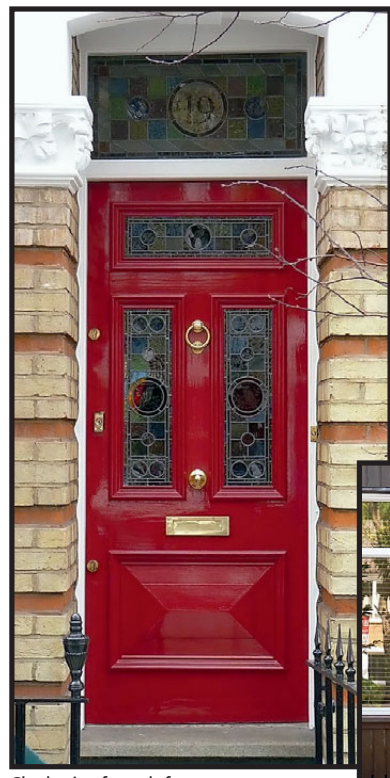

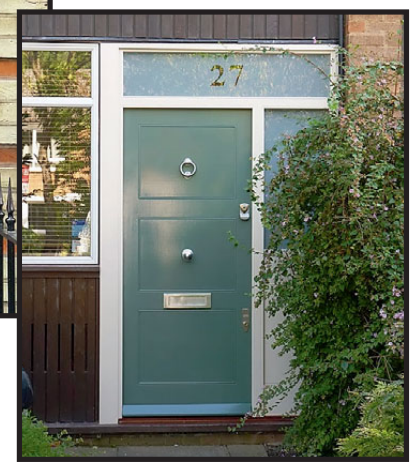

Clockwise from left: Edwardian style, Victorian style; and more contemporary designs

Door TO DOOR

As The London Door Company celebrates 30 years in business in Battersea, Lorraine Crighton-Smith meets its founder John Williamson to find out more

The London Door Company on St John's Hill first opened its doors 30 years ago, although back then the 'door market didn't exist', founder John Williamson tells me. 'The London Door Company made the door market; it certainly made the period door market.' Prior to its arrival in 1983, homeowners would struggle to get a door made, he explains. Fast forward 30 years and The London Door Company is London's leading point of reference for all things door, they've crafted doors for countless celebrities, there are now two generations of families on the team and they've started to see trends recur in interior decor. Not bad for something that started out specialising in decorative glass. As clients would ask 'do you know anyone who can make doors?', John realised the demand was there. 'It was during the first big Victorian revival of the early 80s, everything was being put back to Victoriana, that's really when it started.'

A few years later they opened their factory on Wellington Road in Wimbledon and they haven't looked back. They design, craft and install doors – for inside and out – to homes in London and Surrey and are passionate about keeping their trade local. 'Each door is made in London,' says John. Over the years, they've continued to improve their services to meet modern-day demands. They've veered away from using traditional hardwoods and have converted to using a sustainable alternative called Accoya. They also now hand paint each door, that's around 30 bespoke doors per week.

A London Door is guaranteed to last for five years, but it could last 50 years. Having a presentable front door is 'hugely important', says John. 'Estate agents say the first thing that they tell their clients to change is scruffy or unappealing doors. It's the first impression a prospective buyer will have on their property, it sets the tone for the rest of the home.'

Their most popular seller is a four-panel Victorian door and current trends include the return of leadlight glass (like stained glass), which was popular back in the late 80s but lost favour for being too ornate during the 'minimalist' 90s. Another trend that's come back around is the insertion of room dividers, as people realise that their open-plan layout lacks sufficient soundproofing. Door furniture remains trendy, with contemporary chrome knockers in simple designs proving the most popular. The London Door Company may release a line of door furniture soon, and there's a desire to publish a hardback reference book to London doors, something with 30 years' experience they could do easily. As the company grows with time, we may see some more unusual door designs to come out of their SW11 studio – here's to another successful 30 years.

✤ The London Door Company, 155 St Johns Hill, London, SW11 1TQ; 020 7801 0877; info@londondoor.co.uk

These Tablemakers designs will be available in Heal's from September

Turning the TABLES

Kerry Walters, founder and designer of Tablemakers on St John's Hill, tells Lorraine Crighton-Smith why bespoke is best when it comes to making tables

Few people realise that a table can be individually made to your exact measurements and wood type for a cost comparable to a mass-manufactured product,' Kerry Walters tells me as with meet in the cafe two doors down from his St John's Hill Tablemakers showroom. Kerry founded Tablemakers at the start of the millennium as 'there was a demand for making dining tables and kitchen tables out of solid timber. Things that would look beautiful, but could also be serviceable for families to sit around and use.'

He's also responsible for the design and reveals inspiration can come from many places. 'The Ballerina table [pictured right] was designed for a client who was a concert pianist, and he wanted to buy a table for his wife for her birthday. She used to be a ballerina. We sketched it out then and there with him and that's become a firm hit. That's one we sell over and over now.'

The Ballerina table is a best seller

The Ballerina is one of three designs you will see being stocked at Heal's (heals.co.uk) from September, as part of London Design Week and a celebration of British furniture designers.

To reap the benefits of Tablemakers' bespoke service do pop into their Wandsworth showroom, where you will 'get a personal service,' says Kerry. 'We're interested in you, what it is you want and we'll make one of my designs to any proportion you want, with advice. Our first question is "how many people do you want sitting around there?" and "how big a space do you have?". Once you've discussed what timbers you like, they'll give you various options to come up with the perfect table for you.

'Each table is made individually with solid timbers,' he adds. 'The stories that we get coming back from people, if they've had one of our tables for years, is that they love it, it's got all the family history to it. They've celebrated everything around the table from birthdays to Christmases to graduations – so it develops its own family history.' There's even a secondhand market in Tablemakers tables now: '13 years on, people are selling them on as a branded product.' So it seems they do stand the test of time.

✤ Tablemakers, 153 St Johns Hill, London, SW11 1TQ; 020 7223 2075; tablemakers.co.uk

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Interiors NEWS

TREND ALERT

The new Rustic Reloaded collection from Barker and Stonehouse, which recently opened its doors in Battersea, is stylish grown-up recycling with an urban vibe, blurring the line between indoors and out. Also in store you'll find Barker & Stonehouse exclusives as well as big brands such as Ercol, Kartell, Natuzzi and Timothy Oulton. Bleecker 8 drawers sideboard £615, Gustave chair £139, Bronze finish hinged desk lamp £345.

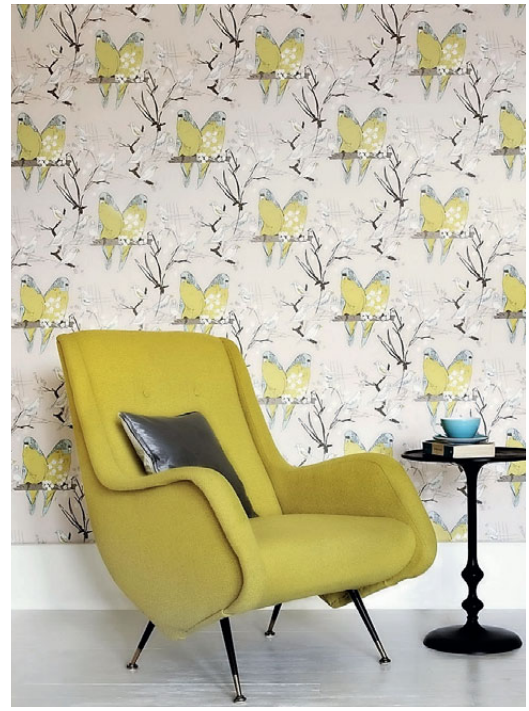
✤ Barker & Stonehouse, The Candle Factory, 100 York Road, Battersea SW11 3RD; 0203 040 6000; barkerandstonehouse.co.uk

DESIGN BIBLE

The Andrew Martin Interior Design Review is the black book for who's hot in interior design. Out now is Volume 17 (teNeues, £45), featuring more than 1,000 images from almost a hundred of the top design professionals worldwide. The book highlights design projects in a wide array of styles and moods, ranging from classical and formal to modern and easy-going.

✤ andrewmartin.co.uk

Interior designer **Staffan Tollgard** has just opened his first design store in Grosvenor Waterside, set around Chelsea Dock. The 3,000 sq ft headquaters will showcase a selection of furniture, lighting, rugs and accessories. Expect brands such as **Driade, Flos, and Kasthall**. Find it on Gatliff Road, SW1



WONDER WALL

We absolutely love Belynda Sharples' Budgie by The Art of Wallpaper. The fun and quirky hand-sketched style design in lime green and grey is perfect for creating a statement wall. Also available in blue and peach.

✤ Find it at wallpaperdirect.com

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Boutique hotel experts Mr & Mrs Smith have launched their first paint collection, a bespoke range of contemporary colours drawn from a decade of design-led stays in iconic destinations. The range, a collection of 28 travel-inspired shades, is launching alongside an innovation – the iPatch: a unique paint-sampling swatch that will revolutionise the way you choose paint colours.

✤ The Mr & Mrs Smith - At Home paint range and iPatch swatches (£2 each) are available to order online at Colourandpaint.com/smith. The paint costs £33 for 2.5 litres

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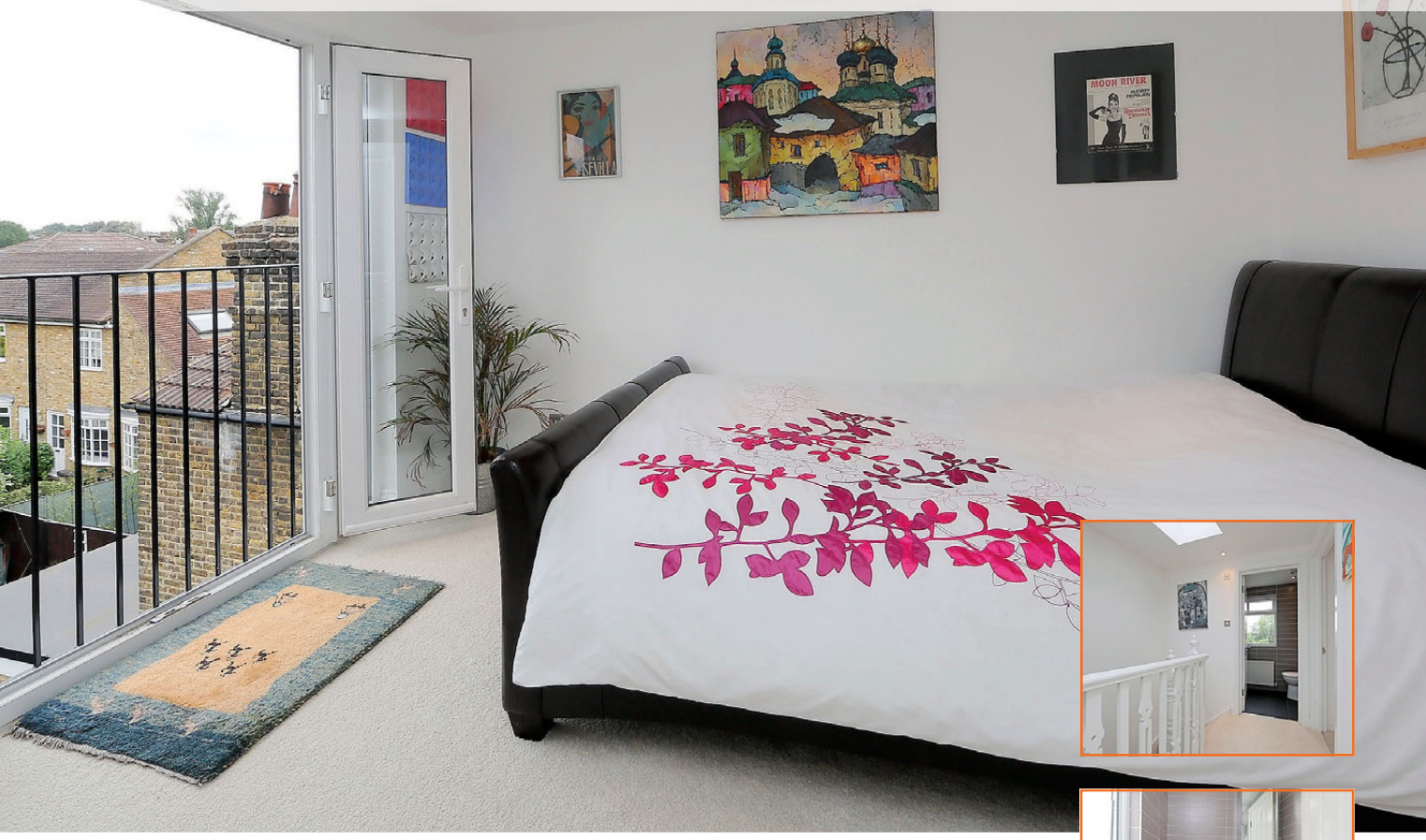

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✤ The London Alcove Co Limited; 0800 389 5724; Londonalcove.com

TOP TIPS FOR STORAGE

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✤ Wardrobes that are too narrow will damage your clothes. When planning a room, allow lots of depth for the wardrobe, it will be worth it in the end.

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ALL WRAPPED UP

Keen to whip your festive planning into shape? Look no further than the Ideal Home Show at Christmas, a veritable feast of seasonal must-haves

From festive furnishings to New Year home improvements, sumptuous gifts to the finest foods and Christmas tipples, plus must-have gadgets and seasonal fashion trends, you can find it all under one roof.

Back for 2013, the Ideal Home Show at Christmas brings you everything you need to prepare your home for the festive season. From 13-17 November at Earls Court, this annual shopping event will give you ideas on decking the halls, filling stockings, trimming the turkey and much more. With over 650 exhibitors across seven sections – Interiors & Furnishings, Food & Drink, Home Improvements & Outdoor Living, Fashion & Beauty, Technology & Gadgets, Gifts and Christmas Decorations – this is the biggest home show at Christmas.

If you want to finish those last minute DIY jobs, learn how to prepare the perfect festive feast, complete your Christmas shopping, find the ultimate party outfit, discover decorations that add some sparkle, be inspired with hundreds of ideas or just enjoy a day out with friends and family, then you will find it all housed within Earls Court.

With all this as well as live entertainment, catwalk shows, celebrity chefs, industry experts, demonstrations, a spectacular skating rink and thousands of gift, home and food ideas, the Ideal Home Show at Christmas is a great festive day out. So join the celebrity team – Gino D'Acampo, Laurence Llewelyn-Bowen, Suzi Perry, Lisa Faulkner and Olly Smith – at the biggest home show you will experience at Christmas.

Take advantage of our exclusive ticket giveaway. Email your name, address and contact details to offers@theresident.co.uk by 30 September to be in with a chance of winning a pair of tickets in our free prize draw. Full Terms and Conditions apply: Please go to www.london24.com to view our full terms and conditions. By entering the prize draw we may send out news and selected offers that might interest you from our sister companies in the Archant Group including relevant offers from our advertisers. If you do not wish receive these, please place the word STOP in your email to us.

✤ Find out more by visiting idealhomeshowchristmas.co.uk

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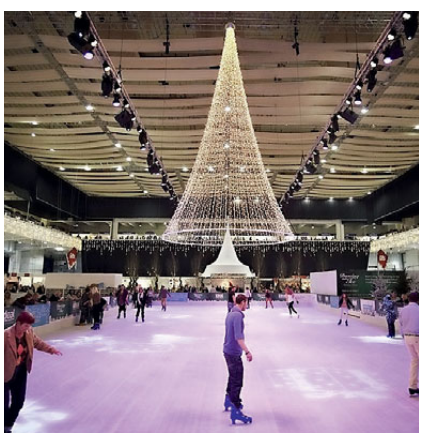

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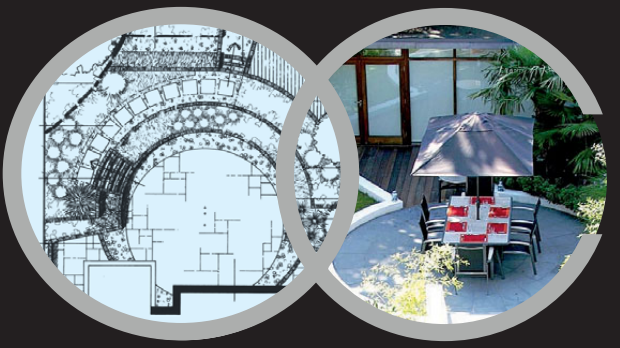

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We're JAMMIN

Sudi Pigott tracks down her favourite jams this October, Tom Parker Bowles on Indian cuisine and we revisit The Depot in Barnes

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Tom Parker Bowles

Forget about the generic Anglicised curry houses and seek out the real Indian deal to add a zing to your palate

India. The mighty sub-continent, home to one of the most thrilling, diverse and downright magnificent cuisines in the world. Chinese-influenced noodles and dumplings in the Himalayan north; the exquisite and regal Mughal food of Delhi, Agra and Lucknow; Rajasthan's hearty warrior dishes, great feasts of game and wonderfully spiced meat; and fish curries from Kerala, Tamil Nadu and Mumbai, delicate and fiery too. There's beautiful street food on every corner, and one of the mightiest vegetarian cuisines on earth. All might be loosely linked by the use of spice, both fresh and dried, but like all great culinary cultures, Indian food is a wonderful collection of diverse regional cuisines.

So why is it that the vast majority of London curry houses serve up the same old slop? Tired, listless dishes formed from cheap meat, dusty spices and an excess of oil. It matters little that the chicken tikka masala is an entirely British creation. Or the balti is more Brummy than Baltistani. I love Anglicised Indian food as much as the next man, as long as the spices are ground fresh, the herbs singing with freshness and the meat of a half decent quality. Because the British curry is hardly Indian food, rather an approximation of what Indians thought (quite rightly) that we wanted to eat. These curries were colonial food, created not just by Indians from India, but Indians living across the Empire in Ghana, Zanzibar and Uganda. And the vast majority of curry houses in the UK were opened and operated by Bangladeshis (who were, of course, Indians from East Bengal before Partition gave them another name). Rather than cooking classic Bengali dishes, they pandered to our tastes, toning down spice, adding sweetness, dumbing the whole thing down.

As I said, there are some fine London curry houses. Like Noor Jahan (noorjahanrestaurants.co.uk) in South Kensington. And Palki in Notting Hill. I'm sure you all have your own favourite local takeaway. But when it comes to the high end, no one does it better than that master of spice, Atul Kochhar. Benares (benaresrestaurant.com) might be in Berkeley Square, with prices and décor to match, but the man has a gilded palate. Vivek Singh is another maestro, and The Cinnamon Club (cinnamonclub.com) was a pioneer of high end Indian food. Like Kochhar, he takes traditional recipes and brings them very much into the 21st century.

Black Daal, an exquisite dish created at Dishoom

India is home to one of the most thrilling, diverse and downright magnificent cuisines in the world

The Cinnamon Club's seared bream

But if it's regional food you're after, then London has it in spades. We're particularly well serviced with Pakistani Punjabi places: cheap, cheerful and filled with the ever-alluring scent of charred meat. There's Lahore Kebab House (lahorekebabhouse.com): if you like chilli, then you'll be in heaven.

For a taste of the vegetarian south, then the Rasa chain (rasarestaurants.com) can't be missed. My favourite is the Stoke Newington branch, although you'll find them in Charlotte Street, Euston Road, King's Cross and Rathbone Street too. Exceptional idlis and dosas, and fantastic breads too. Some branches also serve Keralan seafood dishes. Although Trishna London (trishnalondon.com), in Blandford Street, W1, is my favourite place for serious southern Indian seafood. Sagar in Hammersmith is a Southern Indian vegetarian classic. And don't miss Dishoom (dishoom.com), based on the Persian owned cafes of Bombay. Very good indeed.

If you're looking for a taste of the North, then The Red Fort (redfort.co.uk) in Dean Street cook up some hefty meat curries that sing with spice and flavour. But my two favourites, both of which take in pretty much every region of India, are Cyrus Todiwala's ever-brilliant Café Spice Namaste (cafespice.co.uk) – I've never had so much as an average mouthful there – and Indian Zing (indianzing.co.uk) in Hammersmith, which never ceases to impress. So dump that dreary, dodgy curry and give your taste buds a truly Indian treat. ●

NEXT MONTH Known for their excess, is American food all about super-sizing? Or do we truly have a special foodie relationship?

Sudi Pigott

The latest food news in your neighbourhood

POULET ROUGE

My initial disquiet at the site of The Fat Deli being transformed into yet another rotisserie chook restaurant was reversed by eating at Poulet Rouge in its opening week. Cleverly, Steven Novak and Shaun Grey, also owners of Cattlegrid, have chosen to source free-range, corn-fed Goosnargh chicken (and duck) from Reg Johnson's celebrated farm in Lancashire's Ribble Valley. The freshly roasted chickens flaunted on the rotisserie in the main restaurant have diners drooling at their aroma and they really do taste as succulent as a good home roast with the bonus of plenty of crisp, crackly skin. Although prices are very reasonable (from £5 for a chicken quarter), it seemed somewhat gratuitous to charge extra for delicious chicken gravy (50p) or (£1) for a chilli spiked, punchy version. Vegetable accompaniments are impressive, especially an outstandingly flavoursome ratatouille and peppery, creamy celeriac remoulade. Though gratin dauphinoise would have benefited from more cream and chips were rather underwhelming. There are substantial savoury buckwheat galettes too from chicken and chorizo to veggie options including spinach and goat's cheese. Dessert crepes are substantial, definitely large enough to share. Own-label Poulet Rouge beer is enjoyably fruity and malty and French wines are sensibly priced. Definitely a good, timely addition to informal Balham dining. No reservations taken.

✣ 7a Chestnut Grove, Balham SW12 8JA; 020 8675 8010; pouletrouge.co.uk

ICE CREAM UNION

The summer may be as good as over, but I'm determined to go on eating ice-cream especially having recently discovered Ice Cream Union (on sale at Recipease Clapham Junction and Ocado from £2.25 a tub to 500ml boxes) and convinced them to incorporate Original Beans Cru Virunga Chocolate from E Congo (the conservation-led chocolate company I consult to) in several of their flavours. What I really like about this artisan handmade ice cream (they even hand fill the tubs) is that you can really see and taste the authentic ingredients and they're no short cuts. For example, in the delectable Mint Choc, they use real fresh mint leaves and melt the chocolate in a bain marie so you get a gloriously uneven mix of some huge chunks and some little flecks. Similarly Stracciatella has hugely general shards of chocolate. Their Dulche de Leche Granizado with chocolate chips is especially good too and reflects the Italian/Argentinian origins of their founder Alex Fubini. I like too their lemon sorbet that is reassuringly pale (no colour added) and divinely refreshing.

✣ icecreamunion.com

Sean's bar at Rosie's Deli Cafe

Rosie's Deli is now a respectable 10 years old and was one of the first new arrivals in Market Row. They are marking the occasion with a full alcohol license and late 11pm opening Thursday, Friday and Saturday nights offering her mate and bar maestro Sean's classic cocktails with some wonderfully appealing food snacks including serious pork scratchings, black pudding sausage rolls, pickles, anchovies on toast, charcuterie including Rosie's own rillettes and burrata salad. There will be guest cheeses and beers too. Sean has also provided the recipe for a seriously horseradish and spice packed Bloody Mary for weekend brunches.

✣ 14a Market Row, Brixton SW9 8LD; 020 7733 0034; rosiesdelicafe.com

OKAN BRIXTON VILLAGE

I'd long been curious to try Okonomiyaki at Okan in Brixton Village, but invariably arrived when the queue was too long for my patience. Arriving before 7pm made all the difference. Okan is simply written out in Japanese characters on red and white lanterns strung across the frontage of the canteen-like eatery. It is a street food speciality of Osaka, where rows of restaurants specialise only in Okonomiyaki and its name simply means 'to one's liking'. Basically, it is a substantial cabbage and batter pancake, cooked to order on a griddle (sit inside to watch exactly how) and finished with a special sticky, sweet brown sauce made (to my amusement) with ketchup, soy sauce and Worcestershire sauce, plus a drizzle of mayo, dried seaweed flakes and bonito (dried smoked tuna) flakes that twist, jump and contort satisfyingly when placed on the hot okonomiyaki. What gives the chewy, pleasingly savoury pancake, surprisingly easy to eat with chopsticks, distinction is its filling. We tried modish kimchi (Korean fermented pickle), squid and sweetcorn plus a vegetarian option of kochi (rice cakes) with cheese and sweetcorn. There's a simple range of starters too – edamame, somewhat soggy fried aubergine with soy, ginger and miso plus miso soup. Drink Japanese beers, sake or kukichha, intriguing pot roast twig tea that is mild and soothing. Do note that they only accept cash and it is a bit of a schlep to the nearest cashpoint.

✤ Okan, Unit 39 Brixton Village Market SW9 8PS; okanbrixtonvillage.com

In house cheese-making at Bluebird Restaurant

Matt Robinson, head chef at Bluebird Restaurant (formerly at Jamie's Fifteen and with Gordon Ramsay), **is spearheading the trend for chef's to produce their own in-house cheeses**. His ricotta-style cheese made with half Jersey Milk and half double cream is split with white wine vinegar, brought up to temperature slowly so the curds and whey separate naturally. It is utterly delectable served in an autumn salad of blackberries, cobnuts and roast beetroot. Matt plans to experiment more ambitiously with his own cheese making in the coming months.

✤ 350 King's Road, SW3 5UU; 0207 559 1000; bluebird-restaurant.co.uk

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TOFFEE APPLE JAM

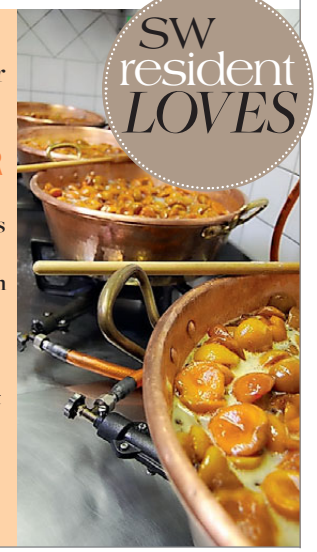
by The Artisan Kitchen is rather different and redolent of Bonfire Night. Spiced with cinnamon and sweetened with molasses, in my opinion it's probably best on toast.

✤ £3.75, 227g; theartisankitchen.co.uk

APRICOT AND LAVENDER

by Teatogether for Gail's, two ex filmmakers creating exquisite jams in Northern France. Cooked in copper pots in a domestic kitchen with whole organic fruit, no pectin or other additions and a properly homemade, less set consistency, lots of chunks of fruit and full-on blowsy flavour.

✤ £4.95 200g; teatogether.com at gailsbread.co.uk; 64 Northcote Road, SW11 6QL; 020 7924 6330



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BAR of the month

SEVEN AT BRIXTON

It's been two years since Seven at Brixton appeared on the Brixton Market scene. Despite its extreme no-frills interiors and rickety stairwell to the upper floor, we absolutely love it. What keeps us coming back? Sure, the tapas it serves from breakfast through until the evening should be celebrated – but it's the cocktails that do it for us. On its website Seven at Brixton describes its drinks as 'traditional, with a twist and experimental'. They put basil and ginger beer in a mojito (one of their best sellers, no less) and tea in their martinis. Experimental? Yes, but we're yet to try one that we don't like. A recent favourite came in the shape of a sweet and refreshing Burnt Pineapple Caiprioska (made with homemade burnt pineapple vodka), while the Shiso martini (shiso-infused pisco, kiwi liquer and apple juice) looked more sophisticated (and packed quite the punch). Cocktails cost a mere £5 each. Spanish beer and a carefully selected choice of wine is available too. Bottled Sparkling Rose Sangria gets our vote.

✤ 020 7998 3309; reservations@sevenatbrixton.com

They put basil and ginger beer in a mojito (a best seller, no less) and tea in a martini...

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WHAT TO EAT
The chargrilled marinated Bavette with fried curly kale, chips and garlic béarnaise

WHAT TO KNOW
The kitchen is led by Gary Knowles, whose no nonsense style of cooking is robust, generous and authentic

RATING ★★★★★

RESTAURANT REVIEW

The Depot

The Depot is an *SW Resident* favourite. It's been serving good food to the people of Barnes and beyond for over 20 years. A landmark anniversary in these difficult times speaks volumes. The Depot has location on its side. It was a bright, autumnal day when we visited for lunch. The décor is contemporary meets traditional and the tables are well positioned for privacy.

The service was exceptional – we really felt special – with the waitress greeting the locals with their first names and asking how they were. The waitress that served us was called Ciara, she showed us to our table and recommended a white wine, Val Colombe Vlognier, IPG doc France 2012, the texture was velvety.

Gareth opted for the Roast Duck with summer cherries, tender broccoli and celeriac carrot puree – the dish was cooked to order, with all fresh ingredients. The sweetness of the cherries complemented the duck perfectly. The flavours of the vegetables balanced well and the presentation was a 10 out of 10. Ciara recommended the chargrilled marinated Bavette with fried curly kale, chips and garlic béarnaise – the cuts of beef were so tender they melted in my mouth.

Although we were stuffed we decided to each try a dessert. Gareth had the Honeycomb and vanilla ice-cream, which he said was really refreshing and crunchy. I chose the warm chocolate cake with pistachio ice cream and raspberries, it was the perfect way to end the meal. I would recommend this.

With The Depot's incredible views along the River Thames (it's a popular spot on Boat Race day), lunch was a very relaxing affair. We decided, as it was such a nice day, to sit out in the courtyard, which seemed a long way away from the usual hustle and bustle of South West London.

✤ The Depot, Tideway Yard, Mortlake High Street, Barnes SW14 8SN; 020 8878 9462; depotbrasserie.co.uk

Rachel's recommended Bavette was marinated for 24 hours, the chips were expertly done too

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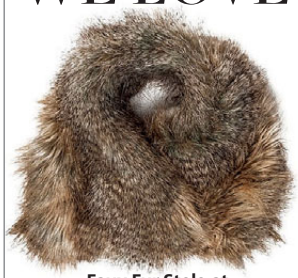

Faux Fur Stole at Anthropologie, £48
anthropologie.com

2 Park Avenue Beau Bag in Leopard and Leather Ponyskin by Kate Spade £820
Available from Kate Spade New York, 1-4 Langley Court, Covent Garden, WC2E 9JY; katespade.com

Oscar Wilde Quote Ring from the Engravings Collection by Annina Vogel, exclusive to Liberty
liberty.co.uk

Tear up the rulebook this season and take your cue from the catwalks in embracing clashing prints and punky flourishes, AW13 collection from Marks & Spencer

essential STYLE

Edited by Shona Wallace

ECLECTIC ELECTRIC

No contemporary designer courts controversy quite like Hedi Slimane. His takeover at Saint Laurent is still under scrutiny, but one cannot deny that his AW13 collection is perhaps the most influential of the season. The collection redefines 1990s grunge with lashings of luxury, an aesthetic which has inspired a number of other labels. A little bit punk, a little bit grunge and a big bit Kate Moss circa 1994, this look is as electric as it is eclectic.

Tartan Mini Skirt with Zips, Zara, £39.99
zara.com

Black Leather Croc Print Steel boots, Kurt Geiger, £220
kurtgeiger.com

3 OF THE BEST camel-coloured coats

LOCAL LUXE

Double Breasted Camel Wool Coat by The Kooples, £395
thekooples.co.uk

Hendrix Single-Button Coat by All Saints, £298
allsaints.com

Hand Finished Double Face Wool Coat with Tie Waist by Jaeger, £350
jaeger.co.uk

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BEAUTY

GET BODY BEAUTIFUL – INSIDE AND OUT

Matte FINISH

This month, Mary-Jane Wiltsher hunts down the best foundations to achieve the perfect 'finished' complexion and pairs them with rich autumnal berry shades

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THREE'S A TREND

Flawless finishes

Tinted moisturisers and BB creams are playing second fiddle to 'finished' complexions this season. **We love By Terry's Or de Rose Teint Supreme (1), £23**, an active lifting foundation containing regenerating 24-carat pink gold and collagen-boosting rose cells, giving a soft matte finish. A lighter option that still achieves impressive coverage and a velvety smooth texture is **Kevyn Aucoin's Sensual Skin Enhancer (2), £38** (both available at Space NK, spacenk.com). Complement with **Lancôme's Effacernes Longue Tenue Concealer (3), £21**, to conceal dark circles and imperfections (available at Selfridges, selfridges.com).

LUXE LOOKS

Edited by Mary-Jane Wiltsher

Very berry

Contrast a groomed, matte complexion this season with stained lips in rich autumnal berry shades. Smashbox Limitless **Lip Stain and Colour Seal Balm in Berry, £18**, and **Stila Crush Lip and Cheek Stain in Acai, £16**, are two of our new autumnal favourites

✤ Both available at Boots.com

LOCAL LUXE

SPA REVIEW

The Spa at K West Hotel

The Spa at W12's K West Hotel has a fab range of treatments. It's one of the only locations in the UK to use Russie Blanche products – a range that harnesses the natural power of Siberian rose petals. The K Power treatment uses these products in a full body and scalp massage, before a mask is applied while you relax on a warm 'dry flotation' bed. You're then covered in high-performance firming cream and left to chill out in the spa lounge. Bliss.

✤ £150 for 90 minutes. k-west.co.uk

PEACHY GLOW

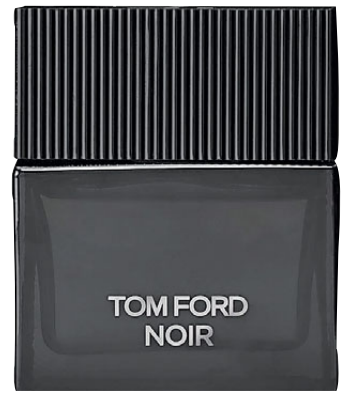
Keep your post holiday glow alive with subtle shades of peach, sand and rose, all combined in this gorgeous limited edition Realm of the Senses blush palette, £35, created exclusively for Space NK by NARS.

✤ Available at Space NK, spacenk.com

MALE ORDER

A new signature fragrance for men by Tom Ford, Noir is a sensory blend of oriental scents, with notes of citrus. Available at 50ml, £60, he'll love this and it smells equally good on women too.

✤ Available at John Lewis, johnlewis.com



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Look younger for LONGER

Amanda Freeburn of Cosmetica London separates fact from fiction when it comes to younger looking skin

WHAT ARE THE BEST NON-SURGICAL TREATMENTS TO HELP US LOOK YOUNGER?

The first thing we need to 'adjust' is our skin-care regime. If we have healthy skin, even if we have a few lines, we look great anyway. Healthy skin glows, has an even tone and texture, and no problems like acne, redness, open pores, etc. So making sure we have the perfect, bespoke skin-care products is the first anti-ageing step to take. Then, we can address specific issues to be solved with Botox, Dermal Fillers, Chemical Peels, among other powerful treatments.

WHY IS BOTOX STILL SO POPULAR AND EFFECTIVE?

Because it is a safe and reliable medication, not only for aesthetic purposes, but for many health problems like migraines, neck spasm, overactive bladder, excessive sweating, teeth grinding, to name a few. So far, nothing works like Botox, which, when used properly, can provide amazing results.

HOW OFTEN SHOULD YOU USE BOTOX?

It varies per person but, on average, Botox results will last for four to six months. Twice a year would be enough to keep those wrinkle-causing muscles under control.

WHAT ARE THE BEST WAYS TO KEEP SKIN LOOKING YOUNGER WITHOUT TREATMENT?

Sunscreen is the most important artefact in our anti-ageing arsenal. Sun damage is responsible for up to 90% of the premature ageing, and we need to use it all year around, since the harmful UVA is constant, even on cold cloudy days.
Also it is important to hydrate and stimulate skin's collagen production with good products, rich in anti-oxidants.

HOW IMPORTANT IS IT TO STICK TO A GOOD SKINCARE ROUTINE AND WHY?

Our skin is the biggest organ in the human body and it is the first to show signs of time. It is like our business card, and people immediately can assume our age, our health and even our pyscho-social-economical status just by glancing at us. It is about looking and feeling healthy.

> Our skin is the first to show signs of time. It is like our business card and people immediately assume our age and health

HOW DOES STRESS AND CITY POLLUTION DAMAGE OUR SKINS?

Stress, pollution, smoking and bad diet produce in our body a series of unstable molecules called 'free radicals'. These free radicals attack and destroy health cells leading to not only to ageing but also to diseases, even to cancer.

HOW DO FILLERS WORK?

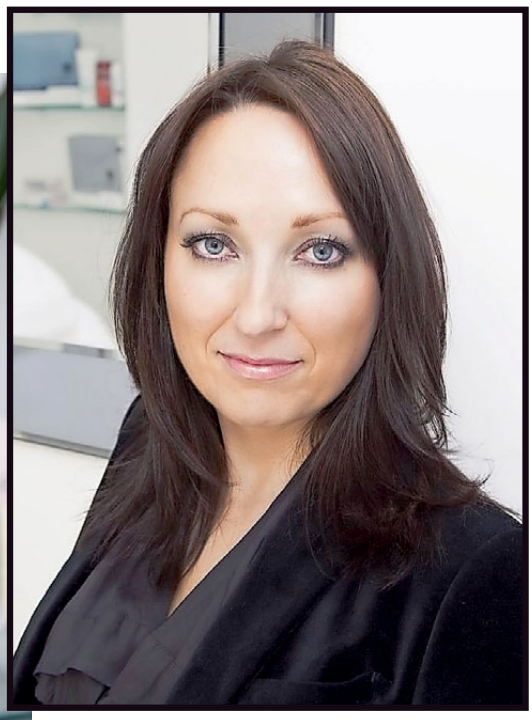
Fillers are gel-like products, used to restore volume on the face. When we age and things start to 'go south', we can restore the plumpness on the skin by using fillers as 'collagen bricks'.

HOW DO CHEMICAL PEELS WORK?

There are several kinds of chemical peels, from more superficial ones used to exfoliate dead cells and improve texture, to deeper ones used to tighten the skin and stimulate collagen production.

WHAT NEW TREATMENTS CAN YOU RECOMMEND TO HELP SKIN LOOK YOUNGER?

Every year hundreds of new treatments are advertised promising the best results, but we have to



Far left: Dr Michele Engel
Left: Amanda Freeburn

always check the research involved into these treatments, especially its safety and efficacy. So far, nothing beats Botox, dermal fillers and good skin care on making us look younger. There are great treatments with radio frequency, lasers and even stem cells, so the best practice is a personalized approach to each patient's needs.

WHAT TREATMENTS CAN YOU RECOMMEND TO HELP HANDS AND NECK LOOK YOUNGER?

Hands and neck are a massive 'give away' in terms of ageing. No point of having a beautiful, wrinkle free face if the rest is looking ten years older. For the neck, we need to use specific skin care and stimulate collagen production, which can be done by 'microneedling' treatments associated with dermal fillers. For the hands, we need to take care of the all feared age spots and also restore the loss of volume that makes the hand look old and hollow.

WHAT EFFECT DO DIET AND GENERAL HEALTH HAVE ON OUR SKIN?

Diet plays a major part, because through diet we provide the antioxidants that will neutralise the free radicals. We are indeed what we eat, and a fruit and veg rich diet, with lots of water, will not only make our skin glow but also make us live longer to enjoy it.

WHAT QUESTIONS SHOULD WE ASK AN AESTHETIC DOCTOR?

There a very important questions to be asked, especially about products. Try these: 1. Which brands of products do you use, and why? 2. Has the product been extensively tested and researched? 3. Is the manufacturer one you trust, and why? 4. How widely is the product used around the world? 5. How satisfied are your patients with the results?

WHO IS THE MEDICAL DIRECTOR AT COSMETICA LONDON?

Dr. Michele Engel is the Medical Director. Dr. Michele (or Mica) graduated in General Medicine in 2004, in Brazil. She began her medical career as a GP and A&E doctor. In Brazil, she trained with the eminent plastic surgeon, Dr. Mauricio De Maio. Since coming to London in 2007, Mica has built an outstanding reputation. Her expertise in wrinkle relaxing, dermal filler injections, non-surgical neck and facelifts, cheek and chin augmentation, and lip enhancement is second to none. Dr. Engel is a Member of the British College of Aesthetic Medicine.

All you need to know about Cosmetica London

Cosmetica London was launched in June 2012 and is co-owned by Dr Michele Engel, Medical Director and Amanda Freeburn, Managing Director. They have two therapists working there, specialising in medical facial treatments and body contouring treatments which all complement the treatments Dr. Michele offers.

Having started in Clapham Common, they soon out-grew their space and needed to find larger premises.

They have always liked Balham, the relaxed atmosphere and how it's blossomed over the years. With it being one of the most sought-after areas to live in London, and a gap in the market of Aesthetic clinics, they opened their doors in June 2013.

✤ Find Cosmetica London at Red Salon, 13 Hildreth Street, London SW12 9RQ; 020 7205 4046; info@cosmeticalondon.com; cosmeticalondon.co.uk

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Silky smooth

D. Bessa of Fulham's Coco Wax Bar on the pros of waxing unwanted hair

WHAT ARE THE PROS OF WAXING OVER SHAVING?

Waxing last between four to six weeks. Skin is smoother than shaving, and you can expect fewer ingrowing hairs than you can from shaving.

WILL HAVING A WAX BE PAINFUL?

Coco Wax Bar is the only waxing bar in Fulham to offer hot waxing. We offer two types: one is lavender hot wax, which is one of the best on the market, and a one that is specifically designed for sensitive skin.

HOW LONG SHOULD THE HAIR BE BEFORE WAXING?

Let the hair grow for about two weeks beforehand. It should be around 2mm long so the wax can grip it.

WHAT IS THE MOST POPULAR BIKINI WAXING STYLE?

The most popular bikini-wax style in Fulham is the Brazilian.

IS THERE ANYTHING I CAN'T DO IMMEDIATELY AFTERWARDS?

Avoid hot showers immediately afterwards, but you can expect to walk out with no pain at all and can resume your daily routines.

WHEN DID COCO WAX BAR FIRST OPEN IN FULHAM?

Coco Wax Bar opened in October 2012.

TELL US ABOUT THE TEAM...

Two highly trained beauticians and myself, the owner.

WHY FULHAM?

Fulham is a young area with many different age groups; there is a big Australian and French community too. The location of Coco Wax Bar is convenient for local residents, just off the Dawes Road.

ANYTHING NEW TO TELL US?

Coco Wax Bar has just introduced home waxing for clients who are unable to leave their homes during the day (six days a week). Male waxing is also now available and Coco are planning to open another salon in Wandsworth – with the same passion that has been put into the Fulham branch.

Coco Wax Bar is offering 20% off any treatment for SW Resident readers. Just mention SW Resident when booking.

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REVIEW: OUR GIRL SAMPLES COCO WAX BAR'S BIKINI WAX

I decided to go for the bikini wax – I was sceptical as I have had a painful experience in the past from strip waxing. The beautician made me feel very relaxed and talked me through each step so I didn't get any surprises, she used new applicators each time she put the wax strip on for hygiene reasons. I couldn't believe the feeling after the first wax strip – it was virtually pain free! Not what I was expecting at all. The skin was smooth straight away and not red in the slightest. After this experience, I am officially converted to waxing and can't imagine going back to shaving now. Thank you so much Coco Wax Bar!

Rachel Gilfillan

Waxing lasts between four and six weeks, so considerably longer than shaving

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SW resident LOVES

Three's a charm

It's not quite planes, trains and automobiles, but Mark Kebble does experience an exotic journey when venturing to the British Virgin Islands

Any *Indiana Jones* fans out there will know the scene from the original film. 'Start the plane,' screams Indy, running over the hills and pursued by angry natives as the plane's propellers agonisingly take an age to get going. Ok, it's not quite the same, but as the propellers on our Liat plane (the Caribbean airlines) whirred into motion, I couldn't help but think back to Dr Jones's adventures. Flying in via Antigua, before doing a spot of island hopping – 'Just like getting a bus,' says one traveller – the British Virgin Islands is a journey, but ultimately worth it.

After landing at Virgin Gorda, a river taxi was waiting to transport my wife and I to the world of Biras Creek. We received a warm welcome, but as we arrived at night, it wasn't until the morning that we truly saw its stunning beauty. Our hideaway – which was how it felt – was quite literally on the beach. The view is stunning and, as was the case for 99% of the holiday, the sun was burning brightly.

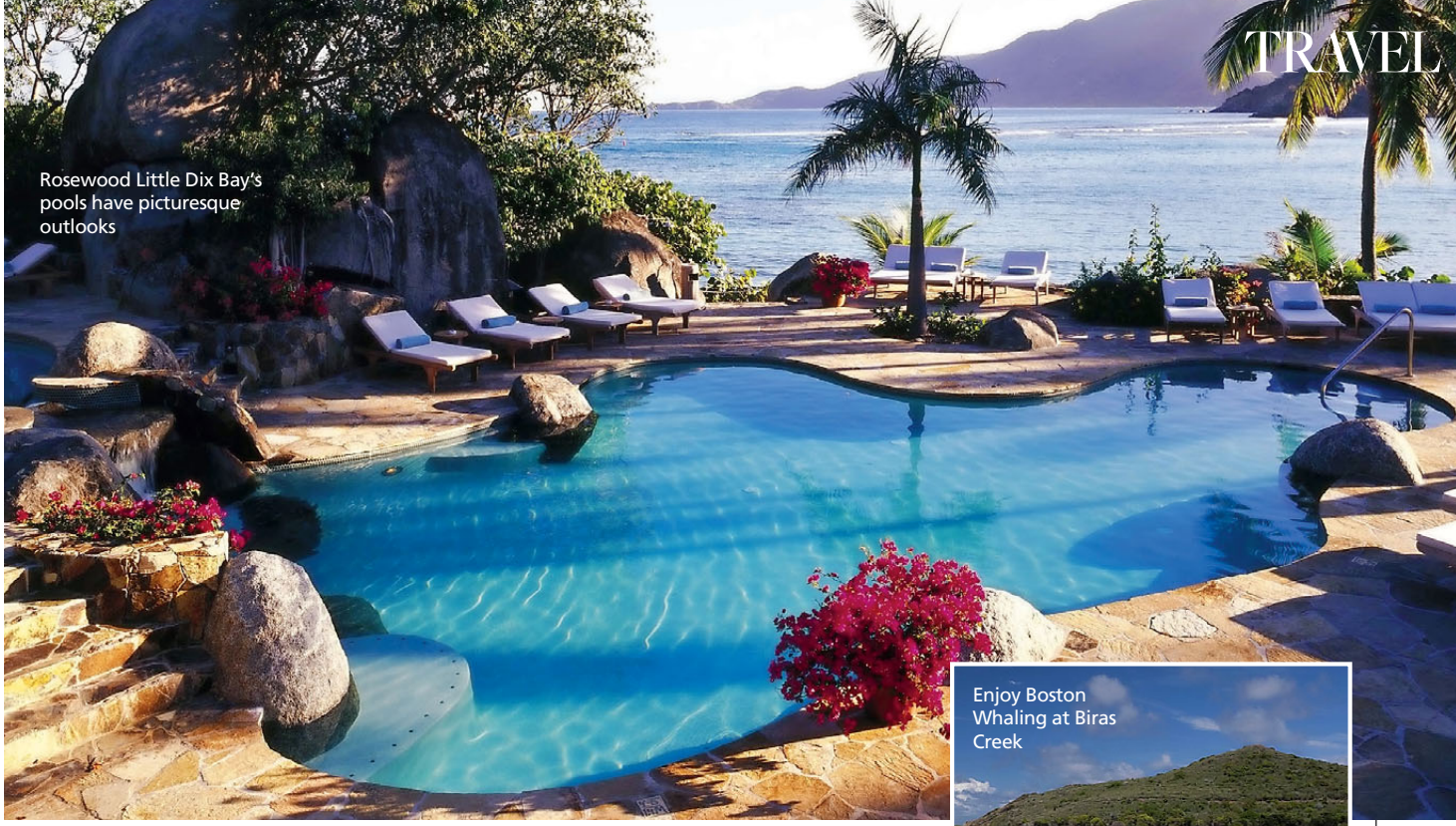
Biras Creek boasts 31 suites set among 140 acres, with views of three distinct bodies of water: the tranquil protected lagoon of the North Sound, the open Atlantic Ocean and the turquoise Caribbean Sea. Later on our first full day we were given a tour by General Manager Craig Stolzenfels, who explained some of the updates we can soon expect here (all suites will be upgraded), but we already loved its unique charm. It's so green and features nature at its very best: Iguana Valley was an eye-opener, and the Paso Fino Horses story – where Biras Creek saved the animals from neglect and gave them a home here – tugged at the heartstrings.

It's not all about nature, however: Biras Creek's Caribbean cooking was terrific and we didn't have a bad word to say about it. With so much great food, the cute bikes stored outside of the suite offered a welcome burst of exercise.

It was sad to leave so soon, but another water ferry and land taxi were prepared for stage two of our journey, which took us on to Rosewood Little Dix Bay. Arriving in the heat of the morning, the size immediately struck us. Everything from the restaurants to the beach, even to the marble-clad bathrooms, was a world away from the intimacy of Biras Creek. It's set in 500 acres

The Beach Front Junior Suite at Peter Island

Peter Island have just launched new grilling classes

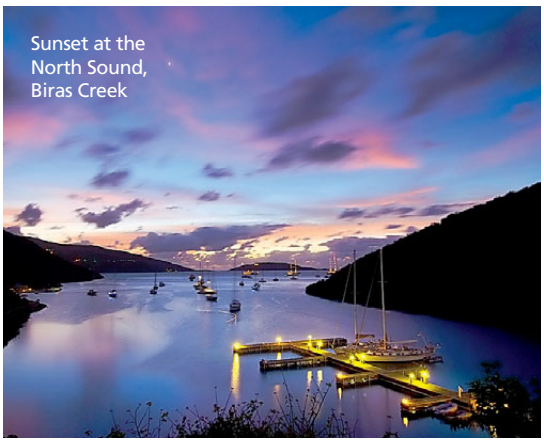


Rosewood Little Dix Bay's pools have picturesque outlooks

of lush foliage and was built by Laurance Rockefeller in 1964.

Again, our suite was right next to the beach, all white sand and gorgeous blue sea. As is often the case at Caribbean resorts, service always came with a smile and more often than not a song. A beach tour showed Virgin Gorda in all its glory, and a trip to the Sense spa – perched up on a seaside cliff and a part of the $31m hotel refurbishment back in 2008 – had to be experienced to be believed.

Given that we were at Rosewood Little Dix Bay for three nights, we had the chance to sample all three of their oceanfront dining venues. The open-air Pavilion served up a buffet on the first night, although that somehow tempted me to enjoy a main meal of lobster, chicken and Yorkshire pudding (my wife's face was a picture). The Beach Grill produced absolutely stupendous burgers and every lunch-time I had the urge to go back for more. But best of the lot was the romantic Sugar Mill, high end Caribbean dining that will not be forgotten in a hurry.



Sunset at the North Sound, Biras Creek

Soon our time was up and on we went to Peter Island Resort & Spa. Was the best left till last? My wife and I are still debating it, but Peter Island takes your breath away. After a rather choppy water ferry journey, a calm descended as we pulled into Peter Island, an 1,800 acre oasis of tranquillity.

After being served up a rum cocktail with a kick, we were driven to our beach front suite. Surrounded by tropical gardens with direct beach access, the suite overlooks the infamous Dead Chest Island, which was atmospheric enough to inspire Robert Louis Stevenson when he wrote *Treasure Island*.

Like everywhere it seems in the BVI, the food was superb and the first night there we joined the resort's other guests for a BBQ at the restaurant on Deadman's Beach. The general vibe was one of fun and friendliness, and there was even the opportunity for me to gape at the England rugby captain, Chris Robshaw, who was staying at the same time as us.

There are four beaches and, on the second day, we enjoyed Honeymoon Beach – our own personal beach for a morning, with only the odd iguana to keep us company (sure it thought the same about us). Later that day we were taken on a five-mile 'loop', a tour of the island, which we returned to witness the sunset on our last evening.

Before that, however, was a real highlight. Whenever a place has the word spa in its name, you should expect something good – but the

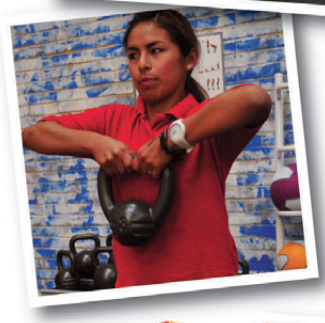
Enjoy Boston Whaling at Biras Creek

10,000 sq ft spa at Peter Island was ridiculously good. We were housed in a suite with a view of Big Reef Bay and enjoyed over an hour of blissful massage, before being served lunch and given the opportunity to recline in a hot tub. Never had the two of us felt so pampered.

And so the week had soon flown by (flown the operative word, as we were soon back on a Liat propeller plane). Randy Travis, the American singer, was booked for a wedding on our final night at Peter Island, with fireworks helping to close the set. Indiana, I am sure, would have approved.

TRIP NOTES

✤ To arrange travel to any properties mentioned in this feature, contact Caribtours (020 7751 0660; www.caribtours.co.uk). 7 nights at Peter Island start from £1,685pp, based on 2 adults sharing an Ocean View Room on a room only basis; 7 nights at Rosewood Little Dix Bay start from £1,889pp, based on 2 adults sharing a Premium Ocean View Room on a room only basis; and 7 nights at Biras Creek start from £1,785pp, based on 2 adults sharing a Garden Suite on a B&B basis. All include return scheduled flights, transfers and use of lounge at Gatwick.



NEW YMCA WIMBLEDON GYM GOES 'OLD SCHOOL'

Call in to the extended and refurbished gym to experience the latest functional fitness techniques

Functional Fitness is based on the body's natural movements - lifts, twists and bends that resistance machines often can't simulate.

Good for mind and body, it's fast, effective and fun

More than three times its original size, the Y+ gym has everything you need, including **Kettle Bells**, **Medicine Balls**, **Rip Trainers**, **Boxfit Area**, **TRX**, **Free Weights & Cardio Room.**

During **5 one-to-one appointments** (included with membership) a Y+ Instructor will show you some tried and trusted techniques to help you achieve your fitness goals. Membership starts from **£32 per month** or you can **Pay-As-You-Go.**

Y+ FITNESS

Join us for the official launch of the gym and special membership offers on Friday 20th September. See yplusfitness.org for details.

YMCA Wimbledon is part of YMCA LSW, a registered charity

YMCA Wimbledon, 200 The Broadway, Wimbledon SW19 1RY
T: 020 8542 9055 **E:** info.wimbledon@ymcalsw.org

Pod2

Launch Event Friday 20th September

Luna Boo is having a party to launch Pod2 Soft Play and you're invited!

Games, giveaways and surprises. 50p off a soft play session with this ad. Why not stop for lunch?
Big fun for under 8s. See website for details.

YMCA Wimbledon, 200 The Broadway, Wimbledon SW19 1RY
T: 020 8542 9055

YMCA WIMBLEDON

thepodatymca.org

YMCA Wimbledon is part of YMCA London South West, a registered charity

MINI RESIDENT

THE BEST THINGS IN LIFE FOR LITTLE LONDONERS

Family SPECIAL

Tamara Beckwith on balancing life and motherhood, perfect buys for girls and boys, and the latest school news in your area

Mum's the word

With a busy television career and a west London gallery to run, Tamara Beckwith still finds time for her daughters Anouska, 26 and Violet, four

HAVE YOU EVER WORRIED ABOUT BRINGING UP YOUR CHILDREN IN LONDON?

No, but my biggest fear is that Violet is only exposed to a privileged lifestyle. I try very hard to not let everything become the best of the best. I'm a through and through city girl so I expect Violet will be the same. The London buses and tube make her day!

WHAT'S YOUR IDEA OF A GREAT FAMILY DAY OUT?

Giorgio [Tamara's husband] and I love to head to Hyde Park, Kensington Gardens or Wimbledon Common. Family time is precious so we tend to use the weekends as down time where we can all be together.

WHICH PLACES DID YOU ENJOY VISITING IN LONDON AS A CHILD?

I was very fortunate to grow up in Kew, visiting Kew Gardens most weekends. I distinctly remember it cost 2p per child! The house belonging to Queen Anne was my favourite. Being taken for ribs at the now gone Texas Lone Star was a also a serious treat.

ARE THERE ANY PLACES IN LONDON YOU VISIT WITH BOTH YOUR DAUGHTERS?

Violet loves the theatre which is something Anouska and I have always shared a great love of. We recently went with some of my Godchildren to see *Charlie and The Chocolate Factory* which we loved. The Army and Navy Museum in Royal Hospital Road is one of the city's best kept secrets. Anouska was potty about the Tower of London when she was a child and we had many fun times there making friends with the Beefeaters. I've also just discovered the London Duck Tour, which I think is great fun for children.

HAS LONDON BECOME MORE CHILD-FRIENDLY?

I think it has made huge leaps in becoming more aware of children full stop. Restaurants have now understood

Tamara's a hands-on mum with Violet

Her eldest daughter Anouska lives in Paris

that British people like to take their children with them when they go out.

ARE THERE ANY CHILDREN'S SHOPS THAT YOU COULDN'T LIVE WITHOUT?

Ralph Lauren, Marie Chantal for occasion pieces, GAP for running around kit and Rachel Riley for a traditional vibe. Food wise we go to Byron for naughty hamburgers or Henry Root on Park Walk, Chelsea. Jaks on Walton Street or Ishbilla on Lowndes Square for a great Lebanese are firm family favourites.

YOU'VE BEEN A NEW MOTHER AS A TEENAGER AND IN YOUR THIRTIES; WHAT'S EASIER?

I can safely say that both ends of the spectrum are wonderful and rewarding. Being young you have tons more energy but being older you are more patient with your children. I have thoroughly enjoyed my luck in having a baby in my late 30's, but I wouldn't trade the amazing journey I had with Anouska either. I think the right age is simply when you are ready.

HOW DIFFICULT IS IT FINDING THE RIGHT NURSERY OR SCHOOL IN LONDON?

Being a Londoner I'm aware that it's all about being ahead of the crowd and being organised. I visited all the recommended nurseries and schools in my area whilst pregnant and put Violet's name down the week she was born. Central London schools are so inundated that you have to get in early. A great school is key to her happiness and a good start for her future.

> I visited all the nurseries and schools in my area whilst pregnant and put Violet's name down the week she was born

NOW ANOUSKA IS OLDER, DO YOU ENJOY FINDING NEW PLACES TOGETHER?

Anouska is currently based in Paris and never ceases to surprise me with her tips for little bistros and brasseries.

HOW DO YOU JUGGLE YOUR BUSY CAREER WITH YOUR FAMILY LIFE?

I can't lie; I have a great support team and life without them simply would not run so smoothly. My business partner Ghislain helps keep the Gallery going, and as a hands-on Mum I am fortunate to have help at home too. My husband keeps me happy so I count myself a very fortunate woman.

✤ The Little Black Gallery, 13A Park Walk SW10 0AJ; thelittleblackgallery.com

Tamara with her husband Giorgio

OPEN DAY

BROOMWOOD HALL

DAY PREPARATORY SCHOOL FOR GIRLS AGED 8-13 YEARS

Tuesday 8th October 2013
from 9am until 11am

68-74 NIGHTINGALE LANE, LONDON SW12

admissions@northwoodschools.com
www.broomwood.co.uk
020 8682 8830

OPEN DAY

BROOMWOOD HALL

PRE-PREPARATORY SCHOOL FOR BOYS AND GIRLS AGED 4-8

Tuesday 8th October 2013
from 9am until 10.30am

THE OLD VICARAGE, 192 RAMSDEN ROAD, SW12

admissions@northwoodschools.com
www.broomwood.co.uk
020 8682 8830

OPEN DAY

Bertrum House Pre-Prep

Thursday 14th November 2013
From 9.45am until 11am

290 BALHAM HIGH ROAD, SW17 7AL

To make an appointment please contact:
office@bertrumhouseschool.org.uk
020 8767 4051
www.bertrumhouseschool.co.uk

OPEN DAY

NORTHCOTE LODGE

DAY PREPARATORY SCHOOL FOR BOYS AGED 8-13 YEARS

Saturday 12th October 2013
from 10am until 12 noon

26 BOLINGBROKE GROVE, LONDON SW11

admissions@northwoodschools.com
www.northcotelodge.co.uk
020 8682 8830

DISCOVERMORE

KEWHOUSE SCHOOL

The new independent co-educational senior school for West London

OPEN DAYS

September 19th (9.30am)
October 1st (9.30am)
November 7th/21st (9.30am/9.30am)

T: 0208 742 2038
E: info@kewhouseschool.com
www.kewhouseschool.com
@kewhouseschool

Places Available in Years 7, 8 & 9

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Greenwich 4 miles
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Marble Arch 5 miles
Notting Hill 6 miles
Surrey Quays 4 miles
Vauxhall 3 miles

OPEN DAYS 2013 All welcome – no need to book
Saturday 12 October 11+, 13+ and 16+ 9.30am
Tuesday 5 November 16+ 2.30pm
Wednesday 6 November 11+ & 13+ 2.00pm

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For more information visit our website alleyns.org.uk
Tel: 020 8557 1478

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Open Days
Saturday 21 September 10.00am – 12.30pm
Thursday 7 November 1.30pm – 3.00pm
Tuesday 19 November 1.30pm – 3.00pm

Please email **juniorregistration@alleyns.org.uk** or call **020 8557 1519** to obtain a prospectus or for any other information.

www.alleyns.org.uk

SYDENHAM HIGH SCHOOL

An outstanding education that goes way beyond exams*

**Inspection Report 2012*

Book now for our Taster Mornings

Reception: Thurs 3 Oct 9.30am - 11am
Year 7: Weds 9 Oct 9am - 11.45am

See website for additional open events in October and November

020 8557 7004
www.sydenhamhighschool.gdst.net
admissions@syd.gdst.net
19 Westwood Hill
London SE26 6BL

gdst Girls' Day School Trust

Junior School | Senior School | Sixth Form

SW resident LOVES

CUMNOR HOUSE SCHOOL

Peter Clare-Hunt, Head teacher at Cumnor House comments: 'It has been a wonderful year and our boys and girls have done themselves proud with success coming on so many fronts. In the entrance examinations 28 scholarship offers shared between 23 boys were made with places also secured at local day and boarding schools including Westminster, King's College School, Worth School, and St Olave's Grammar School.

None of this would be possible without the dedication and inspiration of the teachers and support staff at Cumnor House. We do indeed have exceptional and inspirational teachers doing a remarkable job, making each day a memorable experience.'

Open Morning is Saturday 28 September 9.30am–12.30pm. ✤ cumnorhouse.com

CLASS NOTES

Local schools celebrate success plus a special ticket offer for The Baby Show

Finton House Comes of Age

For 25 years Finton House has had a reputation for being an inclusive and warm-hearted school for boys and girls of all abilities. Now, after several years of exciting planning, led by its Head teacher, Adrian Floyd, the school's 300 boys and girls can look forward to a bright future. A new specialist teaching block, with an innovative glass light-well, is sited beneath the playground and provides fantastic new teaching rooms for Science, Music, Design and Technology and Learning Support, freeing up space in the main building for improved classrooms.

✤ Finton House School, 171 Trinity Road, SW17 7HL; 020 8682 0921; fintonhouse.org.uk

FRESH START AT SINCLAIR HOUSE

After relocating their Upper School to new fantastic premises on Fulham High Street, SW6, Sinclair House have been very busy in September working hand in hand with charities such as the Roald Dahl's Marvellous Children's Charity, the Jeans for Genes and the MacMillian Cancer Support charities. In October, they will be very happy to participate in the Harvest Festival in aid of St Thomas of Canterbury Church in Fulham.

On 13 September, the school welcomed the author Michelle Misra, celebrating a day of English authors as she officially opened their Interactive Library.

✤ Find out more about the above at sinclairhouseschool.co.uk

THE BABY SHOW RETURNS TO OLYMPIA

The Baby Show, the UK's number one pregnancy and parenting event returns to its birthplace, London Olympia, from 25 to 27 October. A haven for all expectant mums and dads and parents of young children, the show, now in its twelfth year, continues to be the nation's most exciting and informative family experience! Over 300 trusted brands and 200 specialist exhibitors will showcase top infant essentials alongside new and innovative baby products as well as trendy clothing for babies, toddlers, mums and mums to be. Visitors attending will have access to exclusive offers and savings that can't be found on the high street. Standard Price: £20; babies and children under 12: free.

✤ To book tickets visit thebabyshow.co.uk

SPECIAL TICKET OFFER FROM THE BABY SHOW

To qualify for a 40% saving, tickets will cost £11.95 each, simply pre book your tickets using our exclusive code. Tickets can be booked using this link: http://www2.seetickets.com/babyshows/?a=baby+show+olympia &pass=RESIDENT or by calling our Ticket Hotline on 0871 231 0844* Code 'RESIDENT' must be quoted when booking.

*Calls cost 10p plus network charges

PROSPECT HOUSE SCHOOL

Open Evening
Saturday 5th October 2013
9.30pm – 12 noon

New building now open – additional places available

Prospect House School is a long-established and successful IAPS co-educational prep school in Putney for children aged 3 to 11. The school is non-selective at age three or four. Within a friendly but purposeful atmosphere, each child is encouraged to attain his or her personal best. Exam results have been excellent and the school is proud of its reputation established over many years.

In addition to regular weekly tours, the school is holding an Open Evening on Thursday 2nd May 2013, 6pm-8pm when we shall be delighted to welcome prospective parents wishing to:

- Guided by existing pupils, tour the school and meet the staff
- View the excellent facilities, including the **new Lower School building nearby**

You are assured of a very warm welcome.
For further details and to register your interest, please contact the school office on 020 8780 0456

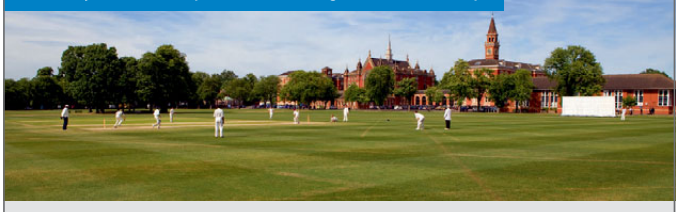
Details of scholarships to the school occasionally awarded by the independent charity House Schools Trust to gifted children, currently at a maintained school and aged 7 or over on 1 September in each year, are also available either from the school or at the website www.houseschoolstrust.org

PROSPECT HOUSE SCHOOL

75 Putney Hill, London SW15 3NT
Tel: 020 8780 0456 Fax: 020 8780 3010
info@prospecths.org.uk www.prospecths.org.uk

DULWICH COLLEGE
FOUNDED 1619

Open Morning
Independent day and boarding school for boys



For entry into Year 7

Saturday 5 October 2013
9.30 am–12 noon

Dulwich College welcomes parents and boys considering entry into Year 7 (Lower School) to our Open Morning. No appointment is necessary. Conducted tours of the College are offered with opportunities to meet pupils and staff.

Many other opportunities are available to see the Lower School in action during the College day. Please telephone to reserve a place.

For more information please contact the Registrar
Dulwich College, Dulwich Common, London, SE21 7LD
Telephone: 020 8299 9263 Email: the.registrar@dulwich.org.uk
www.dulwich.org.uk

DULWICH COLLEGE
THE JUNIOR SCHOOL

Open Morning
Independent education for boys aged 7-11

For entry into Years 3-6

Saturday 12 October 2013
9.30 am–12 noon (Entry via Hunts Slip Road gate)

The Junior School at Dulwich is very much part of the College but provides specialist teaching and care for boys aged 7 -11, whilst allowing pupils to benefit from the College's outstanding facilities. We welcome parents and boys to our main Open Morning on 12 October when there will be talks by the Master of the College and the Head of Junior School at 9.30, 10.30 and 11.30 am.

Smaller parent tours and visits are also available by arrangement.

For more information please contact the Junior School
Dulwich College, Dulwich Common, London, SE21 7LD
Telephone: 020 8299 8432 Email: junioradmissions@dulwich.org.uk
www.dulwich.org.uk/junior-school

HORNSBY HOUSE SCHOOL OPEN MORNING

THURSDAY 10th OCTOBER 2013 at 9:00am

For further information and a prospectus, please telephone the Registrar on 020 8673 7573

HORNSBY HOUSE SCHOOL

I.A.P.S Co-educational School
Hearnville Road, London SW12 8RS
Telephone 020 8673 7573
Fax 020 8673 6722
Email school@hornsbyhouse.co.uk
Registered Charity No: 800284

ST. CATHERINE'S SCHOOL
TWICKENHAM

Open Evening

Prep and Senior
Tuesday 1st October, 6:15pm

A Catholic school warmly welcoming girls of all faiths, age 3–18

Please call Mrs Angelita Faulkner on 0203 261 0139 or email admissions@stcatherineschool.co.uk to book your place at this event

St Catherine's School, Cross Deep, Twickenham TW1 4QJ

www.stcatherineschool.co.uk

Open Morning

Saturday 28th September 9.30am - 12.30pm

Join us in Year 7

We are very proud of our boys and their achievements: academic, sporting, musical and in the arts as well as their examination and scholarship success to leading HMC schools, the Whitgift Foundation schools and local day schools.

Come and see what makes us special and meet our headmaster to discuss your son's future education; you will be most welcome.

A school bus will operate from Clapham & Streatham from 2013/2014.

For more information please contact our registrar on **020 8660 3445** or email **registrar@cumnorhouse.com**

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A school that lives up to its reputation

Open Evening

Thursday 10th October 2013 6.00 – 8.30pm

Or contact Lucy the Registrar on 020 8682 5757 to arrange a visit

Email: admissions@fintonhouse.org.uk

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Senior School Open Morning
Tuesday 15 October 9.15 am - 11.30 am

Sixth Form Open Evening
Wednesday 9 October 6.30 pm - 8.30 pm

Register for Open Events at www.schs.gdst.net

Senior School (11-18)
42 Abbotswood Road, SW16 1AW
020 8677 8400 enquiry@shc.gdst.net

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Thursday 7th November at 9.15am

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(6)

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(8)

(9)

GIRLS' BUYS

1. Dress Up Dolly Children's Umbrella, £8.95
dotcomgiftshop.com

2. Ultra Light Down pink puffa jacket, £19.90
54-58 Kensington High Street W8 4PE;
uniqlo.com

3. Gisela Graham vintage fabric bunny rabbit; £11.99
mollieandfred.co.uk

4. Little Home at John Lewis fairy tea party embroidered cushion, £15
johnlewis.com

5. Pink Infant Rocking Horse, £85
72 Northcote Road, Battersea SW11 6QL
jojomamanbebe.co.uk

6. Aroma home knitted ear muffs owl, £12.99
cotswoldtrading.com

7. Baby girl gift set, £14.50
801 Fulham Road SW6 5HE;
oliverbonas.com

8. Mr Fox Fabric Purse, £4.50
mygifttree.com

9. Tyne Dress in Midnight Flag ship print , £97
259 Pavilion Road Sloane Square SW1X 0BP;
caramel-shop.co.uk

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SW resident LOVES

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BOYS' BUYS

1. Boy Fur Trapper, £15
Monsoon, 35-37 King's Road, Chelsea SW3 4NB; 020 7730 7552

2. Build-a-bots, £6
Aspace, 725 Fulham Road, Fulham SW6 5UL; 020 7731 7768; aspace.co.uk

3. Rocha by John Rocha jumper, £20
Debenhams, 315 Lavender Hill, Battersea SW11 1QL; 08445616161; debenhams.com

4. Wild & Wolf Octonauts Range: Medic Peso, Lieutenant Kwazii, and Captain Barnacles mini notebooks £3 each
Peter Jones, Sloane Square SW1W 8EL; 0844 693 1751

5. Blue Knitted Striped Gorilla, £25
Naturalmat, naturalmat.co.uk

6. Boys shoes, from a selection
Papouelli, 43 Elizabeth Street, London SW1W 9PP; 020 77306 690; papouelli.com

7. Set of felt finger puppets, £25, colourful and cute toys that will enrapture boys with different characters on offer
Very Nice Things, verynicethings.co.uk

8. Fur Lined Parka from £30, in dark navy blue, designed to keep the autumn chill out
Sainsburys, 0800 636 262

OPEN MORNING
Saturday 28 September 2013
9.30am – 12.30pm

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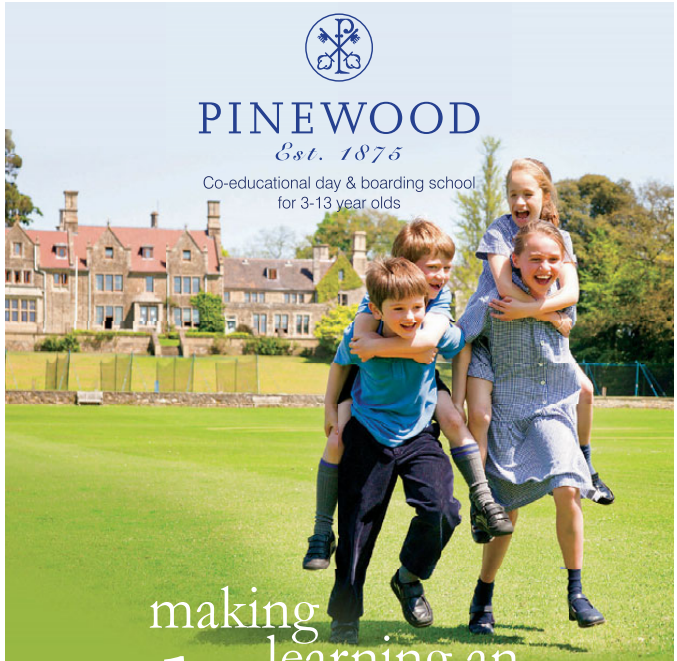

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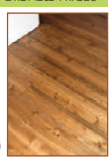

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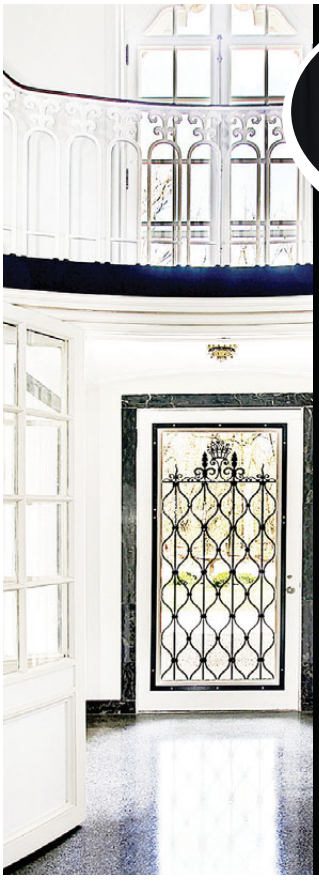

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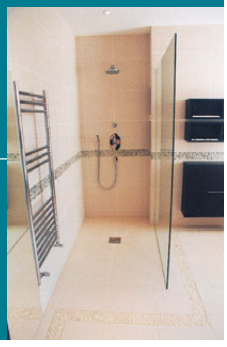

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PROPERTY

- A high-spec apartment in SW12 with Hamptons International
- Five of the best: properties on the market under £2m
- Area focus: the spotlight is on on Southfields this month

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Computer enhanced Image depicts the townhouses at Napier Square.

PROPERTY

This elegant home offers period features and views of the Common

Welcome to this month's property pages. London's property market is anything but boring and the latest properties to come onto the residential market are embassies and tube stations – an opportunity for ultra-prime developments and quirky homes. I've also been finding out why Earlsfield is no longer just a stop on the train line between Clapham and Wimbledon. Turn to our regular '5 of the best' feature where we reveal our favourite properties priced at under £2m. You can also feast your eyes on the perfect family home and discover Putney's secret appeal.

Karen

Karen Tait, Property Editor

EDITOR'S PICK

With views across Wandsworth Common, this charming four-bedroom home occupies the first and second floors of a Victorian property, with its own private entrance. The elegant reception rooms are linked via folding doors, creating an ideal space for entertaining or relaxing. There's also a sunny roof terrace.

Bellevue Road, SW17: £1,350,000 (Jacksons, 020 8672 9077)

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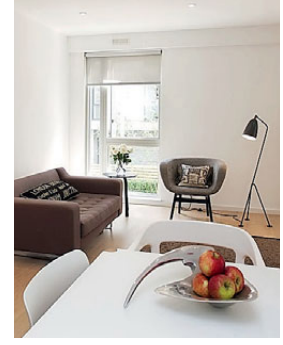


PROPERTY FRONT COVER
A fully furnished two bed apartment in a brand new development SW12, £510 PW, Hamptons International 11-13 Bedford Hill, Balham SW12 9ET

The big sell-off

With rising residential values in London, embassies, tube stations and offices are coming onto the market, offering opportunities to create new luxury homes

In the last six month some 20 embassies or diplomatic buildings have been sold or considered for sale, according to the Diplomatic Property: Conversion to Homes Survey. Should these properties be converted for residential use, it could create hundreds of luxury homes in some of London's most famous and sought after addresses.

Expiring leases and booming residential values are some of the reasons these grand properties have come onto the market. They include buildings in Mayfair, Marylebone, Westminster, Kensington and Holland Park.

The survey, which was undertaken by estate agent Wetherell in association with Diplomat magazine, found that Kensington, and in particular Kensington Palace Gardens, was the main address for embassy building disposals, followed by Mayfair (focused on Grosvenor Square), then Marylebone (Portland Place) and Holland Park.

Peter Wetherell, Managing Director of Wetherell, comments: 'Residential property values in prime central London have been extremely buoyant with values of £3,500 to £4,500 per sqft being achieved for the best new homes in Marylebone, Mayfair and Belgravia. In Mayfair alone, residential buildings are currently worth at least a third more than office buildings.

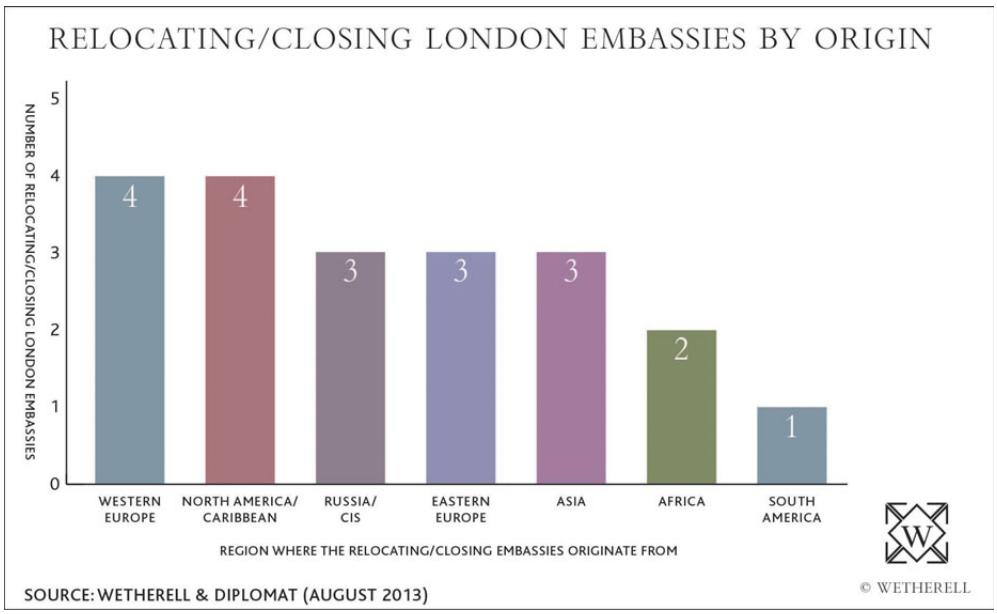
'The trend is also being driven by the expiry of historical leases on 'peppercorn rents' within the Crown Estate and Grosvenor Estate portfolios,' he adds, with 'some of the diplomatic missions therefore seeking new premises that will be more cost-effective to run.'

The moves follow in the footsteps of the American Embassy, whose relocation from Mayfair to Nine Elms is at the forefront of the area's regeneration. The Dutch Embassy will also be moving from Hyde Park Gate to Nine Elms, and other government headquarters are expected to follow suit.

It's not only embassies and diplomatic buildings that are cashing in on the rising prices of residential property in prime central London.

You could even make your home in a tube station. For sale by the Ministry of Defence, 206 Brompton Road is situated next to the Brompton Oratory, Brompton Square and just metres from Harrods, and includes parts of the former Brompton Road tube station plus a drill hall, mess, garages and offices.

Charities too are releasing capital from bricks and mortar. The Terrence Higgins Trust, for example, is reported to be selling Lighthouse West London in Ladbroke Grove, which has been used as a hospice and day centre.

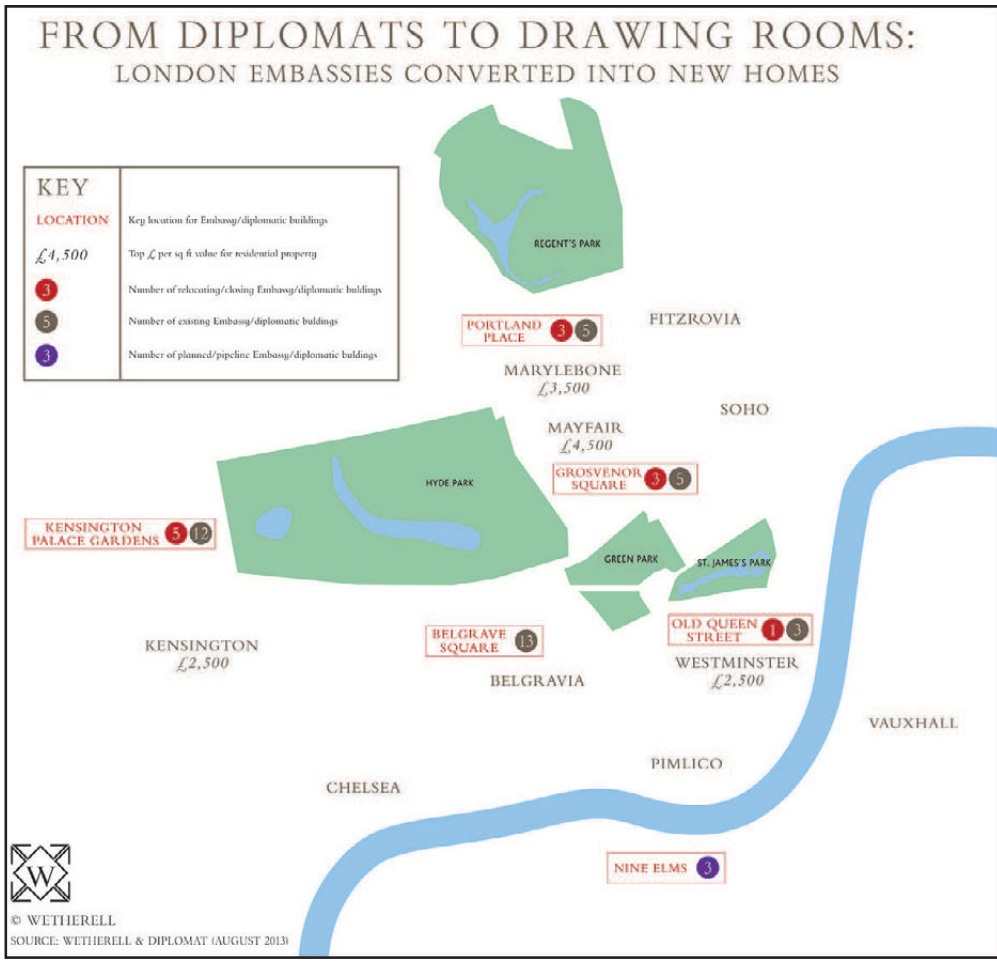


STAMP OUT STAMP DUTY?

Research from the Taxpayers Alliance – which has launched a new campaign, Stamp Out Stamp Duty – reveals that four out of every five homes sold in 2012-13 will be subject to stamp duty within five years and that 40% of homes sold will be subject to stamp duty of 3% or more, leaving buyers with a bill of at least £7,500.

RENTAL RETURNS

Data from the Association of Residential Letting Agents (ARLA) shows that rental returns on houses in central London have fallen from 4% to 3.5% over the past six months. ARLA also reports that houses in North West England are currently delivering the highest rental returns in England. One reason for this difference in rental return rates could be the variation in capital values around the country – for example, the value of the average rental house in London is £1,251,000 compared to just £173,000 in the Midlands, according to ARLA's figures.



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London developer Galliard Homes has acquired the landmark former European Council on Foreign Relations (ECFR) building at 35 Old Queen Street, W1, in the heart of Westminster's 'Divisional-Bell' government quarter. It will be transformed into a prestigious residential address comprising around 20 lateral apartments, complete with marble entrance foyer, concierge and other amenities.

Built in the early 1900s, the building originally provided grand mansion flats occupied by Westminster politicians and wealthy merchants. After 1945 the building was converted into offices and became home to the ECFR, a pan-European body comprised of ministers, MPs, EU officials and NATO staff, meeting to discuss European foreign policy challenges of the day.

Now Galliard Homes are set to transform the building back into a residential address, creating new homes which are anticipated to range from 800sqft to 2,000sqft in size.

Prime numbers

39 The number of sales over £10m in 2013

21% of sellers in Chelsea, South Kensington and Fulham want a larger home (compared to 14% in the year rolling to December 2012)

16% The amount by which sales have increased in the £2-5m price bracket (driven by the flats market with almost a 22% increase in the number of sales)

33% of London boroughs experienced growth over 100% in the private rented sector from 2001-11

Source: Strutt & Parker London Residential Quarterly Report, Summer 2013

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*CGI The Courtyard House Interior

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utility room | garden | EPC rating D

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Hafer Road London SW11

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reception room | 2 bedrooms | bathroom | kitchen
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reception room | 2 bedrooms | bathroom | kitchen | garden
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Culmstock Road London SW11

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Streatham Sales
020 8769 7711

Call us 8am - 10pm everyday

Valleyfield Road SW16

GUIDE PRICE £750,000 TO £800,000

EPC=D

A large & impressive family home which is a credit to the current owners and beautifully presented throughout. This large house has been much improved and extended and has four double bedrooms, three receptions rooms, conservatory, 2 bathrooms and a large kitchen, which means that your family will have all the space needed. A rear landscaped garden also offers a quiet retreat. Close to Streatham Common and less than 1/2 mile from Streatham Station this house should be viewed to appreciate the space on offer.

- Well Presented
- Light & Airy
- Good Transport Routes
- Residential Area
- Close To Amenities

Wavertree Court SW2

£225,000

EPC=C

Convenience and style, this fabulous mansion block apartment is ideal for first time buyers or investors looking to be in the ever popular Streatham Hill area with it shops, bars and restaurants right on your doorstep. Offering character, charm and superbly tended communal grounds.

- Immaculate Decor
- Ideal Location
- Good Transport Route
- A Must See

haart

Upper Tooting
020 8672 4244

Call us 8am - 10pm everyday

Franciscan Road, SW17

£715,000

EPC=C

An attractive period home with definite curb appeal that entices you inside. You cannot but be impressed by the high ceilings and spacious rooms that make you feel you could really make home here. The property's proximity to Tooting Bec Common also provides a pleasant green space in which to exercise or for those with young ones to let off the steam in.

- Victorian House
- Double Reception Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Modern Bathroom
- No Ongoing Chain

Dewey Street, SW17

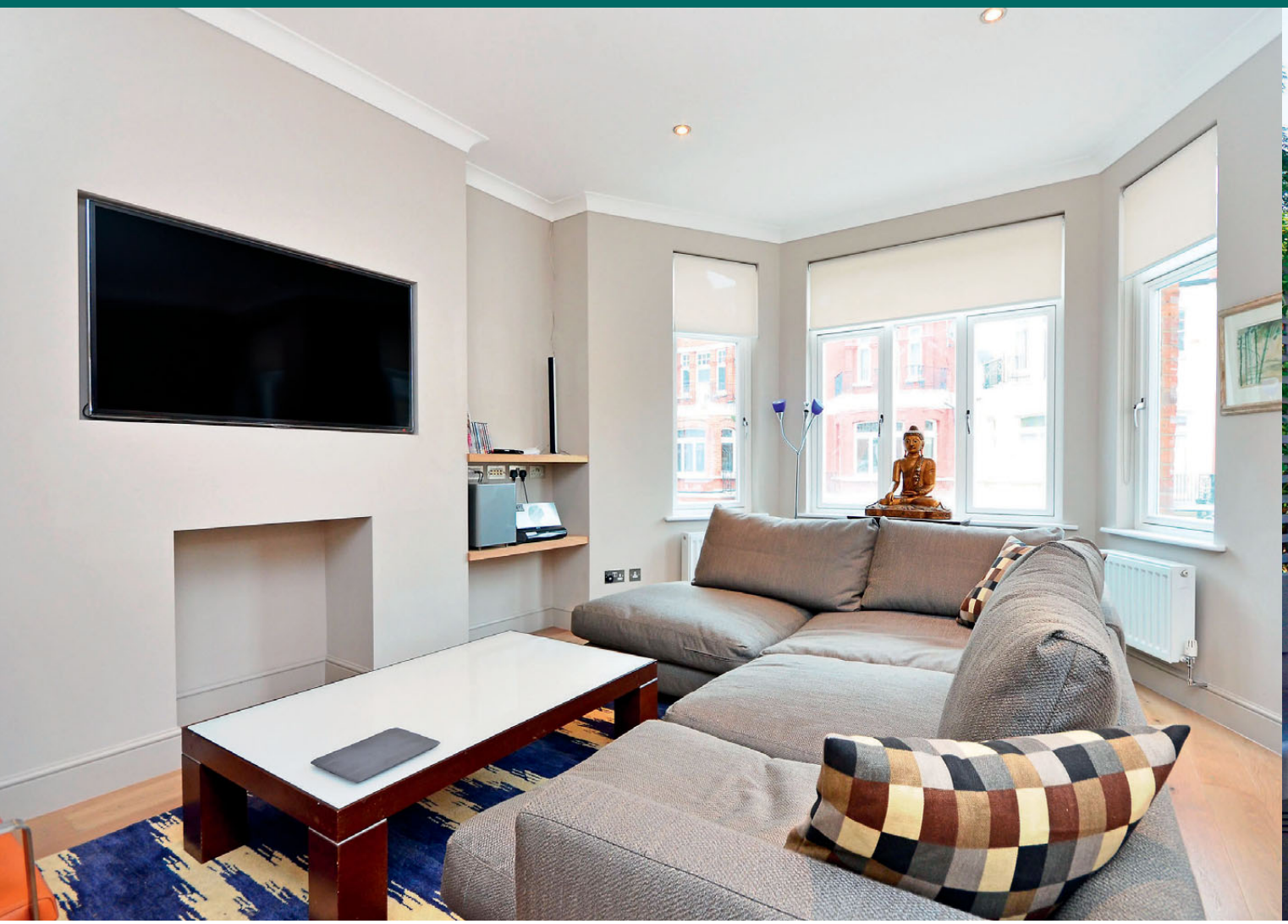
£615,000

EPC=C

A delightful period home presented in an excellent order throughout. On entering you are greeted by a lovely light double reception room which in turn leads to a well appointed kitchen and that to a South West facing garden. This provides an ideal homely environment in which to entertain friends and family.

- Victorian House
- Double Reception Room
- Fitted Kitchen
- Three Bedrooms
- Modern White Bathrooms
- South West Garden

WINNERS OF **31** AWARDS SINCE 2012



You want your property to attract attention. So do we.

700,000 people visit Foxtons.co.uk every month.

Modern touches

Centrally located and beautifully arranged over two storeys

Set within a grand period conversion equidistant from Barons Court and West Kensington underground stations, this chic two bedroomed split-level flat boasts thoroughly renovated interiors, a high-quality finish, a sleek kitchen and a charming balcony accessed via the en suite master bedroom.

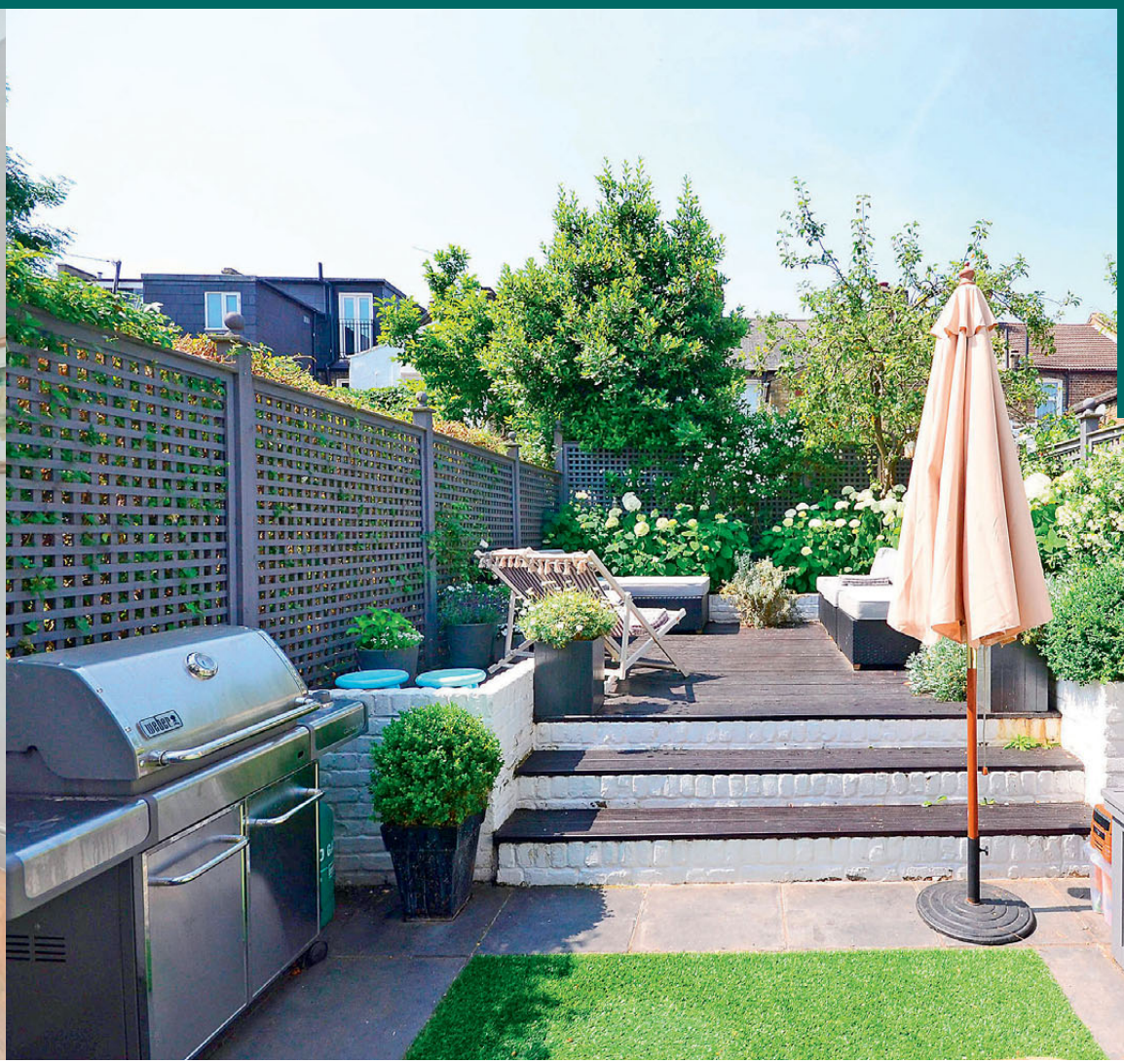
Castletown Road
Barons Court W14

£1,000,000
Share of f/hld

Fulham Office 020 7565 4000
Foxtons.co.uk/13850677

8AM-8PM 362 DAYS A YEAR **0800 369 8667**

Foxtons
London's Estate Agent



Bright backdrop

Combining a neutral palette and high-spec appliances

This charming four bedroomed period house is situated moments from the amenities of Trinity Road and provides comprehensively refurbished accommodation, elegant traditional features and a bright eat-in kitchen with French doors opening out onto a pretty south-west-facing garden.

Langroyd Road
Upper Tooting SW17

£880,000
F/hld

Balham Office 020 8772 8000
Foxtons.co.uk/152655

WINNERS OF **31** AWARDS SINCE 2012

Smugglers Way
Wandsworth SW18

Situated on the banks of the River Thames, this wonderful three bedroomed penthouse apartment boasts two en suites and impressive views from an extensive roof terrace. EPC: C72

£1,495,000
L/hld

Putney Office
020 8355 1000
Foxtons.co.uk/12631475

Hillside Road
Tulse Hill SW2

This stylish five bedroomed house offers a wealth of period features, substantial living and entertaining space, two fantastic roof terraces and ample off-street parking. EPC: G18

£1,295,000
F/hld

Streatham Office
020 8150 5400
Foxtons.co.uk/1163078

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Foxtons
London's Estate Agent

Deodar Road
Putney SW15

A three bedroomed triplex apartment benefiting from a comprehensive refurbishment, high-spec fixtures and fittings, a charming roof terrace and off-street parking. EPC: C77S

£1,050,000
L/hld

Putney Office
020 8355 1000
Foxtons.co.uk/13658682

Clapham Common North Side
Clapham SW4

Set within a period conversion overlooking Clapham Common, this stunning three bedroomed apartment offers well proportioned interiors across two storeys. EPC: D66

£849,950
L/hld

Battersea Office
020 7801 1111
Foxtons.co.uk/1135527

5 of the BEST... *UNDER £2M*

Beat the stamp duty threshold with this selection of impressive South West London homes, all priced at under £2,000,000

RIVERSIDE DEVELOPMENT

Osiers Road, SW18 £1,600,000

On the first floor of a development located within Wandsworth's Riverside Quarter, this four-bedroom apartment extends to over 2,500 sq ft. and features an open plan kitchen/reception room and a gymnasium.

✣ James Pendleton, 020 8875 1111

COMMUNAL GARDENS

Dolphin House, SW6 £1,500,000

Located in one of the principal buildings making up Imperial Wharf, this two-bedroom, two-bathroom flat benefits from private parking, lift and porter. The main rooms lead to a patio overlooking the communal gardens.

✣ Strutt & Parker, 0207 731 7100

VICTORIAN HOME

Trinity Road, SW17 £1,775,000

Close to Wandsworth Common, this four-bedroom Victorian house is arranged over three floors with a large basement, 40-foot garden and off-street parking. The property offers potential for making improvements.

✣ Jacksons, 020 8672 9077

GARDEN APARTMENT

Munster Road, SW6 £730,000

In the heart of Parsons Green, this renovated Victorian conversion comprises two bedrooms, bathroom, kitchen, cellar and reception with conservatory leading onto the garden. There is also planning permission for an extension.

✣ Chesterton Humberts, 020 7731 4448

PERIOD HOME

Rosenau Crescent, SW11 £1,950,000

Situated in Battersea's only crescent, this mid-terraced Victorian property retains many original features. It offers four bedrooms, a double reception room and extended kitchen, plus scope to extend into the loft.

✤ John D. Wood & Co., 020 7228 0174

BATTERSEA REACH

THE ULTIMATE RIVERSIDE DESTINATION

TRAFALGAR HOUSE NOW LAUNCHED

Located close to the heart of the capital amidst this highly desirable Thameside development, Trafalgar House will offer a range of stylish one & two bedroom apartments and three bedroom penthouses. Benefitting from an exclusive range of on-site facilities including, 24 hour concierge, managed underground parking, Tesco Express, Young's Waterfront Bar and Restaurant, French pâtisserie and coffee shop, bars and restaurants. With extensive transport links, Battersea Reach is perfectly positioned for all that London has to offer.

Prices from £525,000.00*

Call: +44 (0)20 7978 4141 | www.battersea reach.com

Battersea Reach Sales and Marketing Suite
Battersea Reach, York Road, London SW18 1TX
Open weekdays 10am – 8pm, Weekends 10am – 6pm

battersea reachsales@stgeorgesl.com

vision 2020
Our vision for your future

St George
Designed for life

Proud to be a member of the Berkeley Group of companies

*Price correct at time of going to press. Exterior photography of Battersea Reach. Computer generated image of Trafalgar House is indicative only.

Perfect for families

This four bedroom Victorian terraced family home benefits from a spacious double reception room with a shuttered bay window and double doors onto the garden. The large eat-in kitchen comes with fully integrated appliances and French doors also leading to a secluded south-facing patio garden. There are also four double bedrooms and two contemporary bathrooms with an abundance of incoming natural light and storage. The property has been decorated to a high standard, benefitting from a well finished loft extension. Located between the Commons, Chatto Road is close to Honeywell School and transport links from Clapham Junction.

✤ Priced at £1,200,000. Cluttons, 125 Northcote Road, London SW11 6PS; 020 7223 7574

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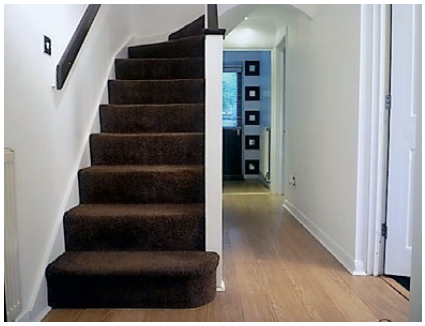
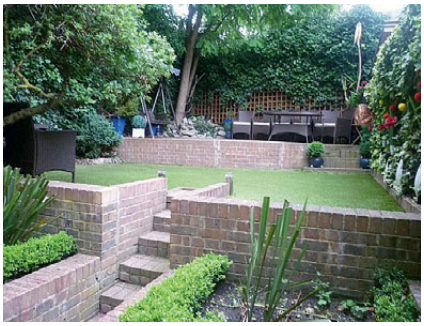




Balham, London, SW12

£585,000

If you are looking for a modern home this is a fine example. It has been adapted by the owner with the installation of kitchen with fitted appliances. It is warmed by gas central heating and has a family bathroom and a separate cloakroom. It has a utility room to the ground floor. Good sized garden arranged on several levels with lower patio, attractive planting and a decked area with pond. The house is set to the rear of a cul de sac off Kings Avenue. It offers versatile accommodation over three floors with two bedrooms and a bathroom on the top floor, spacious lounge and kitchen/breakfast room to the first floor and two further rooms on the ground floor. Off street parking for three vehicles. The house is within about a mile of Streatham Hill, Clapham South and Balham stations. The A3 is nearby providing a route into and out of Central London. There is a bus stop in Kings Avenue providing access to many local facilities. There are several popular primary and secondary schools nearby as are a broad range of shops and the bohemian cafes and venues of Balham, Clapham, Tooting and nearby Streatham. A fine example of its kind.

YOUR MOVE Tooting. 11 Upper Tooting Road, Tooting, London, SW17 7TS
Tel: 020 8767 8811 | Fax: 0208 682 7632 | Email: tooting@your-move.co.uk

MULTI-AWARD WINNING UK ESTATE AGENCY

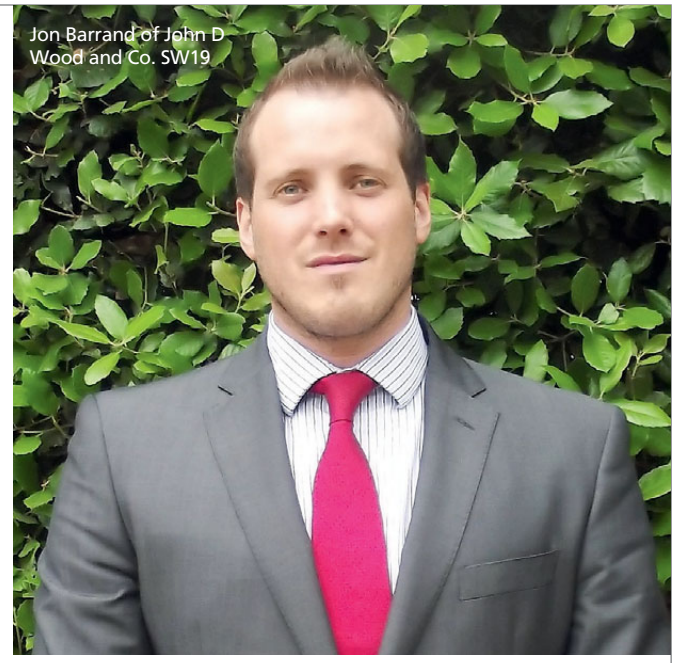
Agency NEWS

Catch up with all the very latest news and views from your local agents

The Luxury Property Show returns to The Hurlingham Club on 29-30 October. Seven years since its launch, The Luxury Property Show continues to be the only event in Europe focused exclusively on luxury property. Whether you are in the business of selling luxury property and are looking to meet the most discerning of buyers, or if you are a buyer or investor who wishes to view and buy from a collection of the world's finest residential properties, you are sure to find what you want at The Luxury Property Show. The illustrious Hurlingham Club has once again been carefully selected to host the event. Bordering the River Thames, and located within the affluent area of Fulham & Chelsea, it is hard to imagine that central London is so close by.

✤ theluxurypropertyshow.com

The average price of a home in the Royal Borough of Kensington and Chelsea is now above £1,000,000


Jon Barrand of John D Wood and Co. SW19

John D Wood & Co's agent speaks

'I am the Lettings manager of the Wimbledon Village branch of John D Wood & Company. I have a fantastic team who aim to provide a thorough and professional service for our landlords and applicants alike. My background is in Outdoor Education, having coached kayaking and canoeing in Great Britain, Europe and New Zealand. Since returning to the UK I pursued a sales career in Central London, working within the financial sector.

Since moving into lettings I have gained an in-depth knowledge of the South West London and Surrey markets through experience with well renowned, local and national agents. My interest in property together with an outgoing, sociable and competitive personality makes lettings my perfect career. It's a very exciting time for the John D Wood and Co. Lettings office in Wimbledon Village, since my appointment earlier this year we have seen our stock levels soar! In spite of the increased number of landlords and tenants that we now manage, we pride ourselves on delivering a five star service.'

✤ Jon Barrand is Wimbledon Lettings Manager of John D Wood and Co, 5-7 Church Road, Wimbledon SW19 5DW; 020 8946 9447

CORPORATE TAKEOVER

Chard's dedicated corporate services division say it has seen a significant increase in demand for 'high quality' properties from various large multinational 'blue chip' companies over the past few months. Leon Bell, Director of Chards Letting, says: 'In recent months we have noticed an unprecedented increase in enquiries from companies worldwide. More businesses turn to the private-rented sector to house employees as it's a cost effective alternative to these companies actually owning property.' ✤ chard.co.uk

Julian Hill of Elysian Finance

As more and more people migrate to self employed or fixed-term contracts, lenders have, since the downturn in the economy, been more hesitant in lending to this sector as they prefer borrowers to have a regular salary to fund the monthly mortgage re-payment. Previously contractors had to produce two or three years of accounts with a steady stream of income, this didn't help people who had recently changed to this type of arrangement. However, lenders are now relaxing their criteria to reflect this change in the workplace and more lenders are entering this sector of the mortgage market. It is important that self employed are up to date with their paperwork to demonstrate their level of earnings and most lenders require form SA302 from HM Revenue and Customs. It is still more complex to obtain a mortgage as a self employed and it is worthwhile speaking to your financial advisor to guide you through the process.

Completely at home *in London*

With 50 branches across the Capital and over 35 years' London property experience, we are perfectly placed to help with all your property needs.

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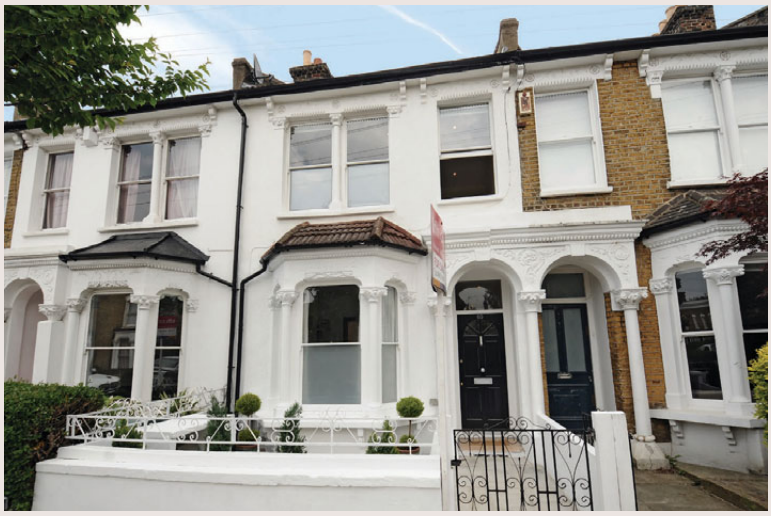
COMPLETELY LONDON

Sabine Road, Battersea, SW11
£750,000
Freehold

Battersea Park 020 7924 1944
Email sbp@kfh.co.uk

A beautifully presented two bedroom house situated on this highly desirable quiet residential road in the popular Shaftesbury Estate.

- Excellent condition
- Extended eat in kitchen
- Stylish fitted bathroom
- Two double bedrooms
- Double reception room
- Period features
- South facing garden
- Scope to extend (subject to planning)



Appach Road, Brixton, SW2 £850,000

A beautifully presented four bedroom family home benefitting from a 47ft private rear garden. Located close to the amenities of central Brixton and the wide open spaces of Brockwell Park. Freehold. EPC rating D.

Clapham 020 8675 5436
Email scs@kfh.co.uk

Osward Road, Balham, SW12 £599,950

A beautifully presented two double bedroom period flat with a lovely private garden, situated in a quiet yet highly convenient location just a short walk from the town centre and station. Shared freehold. EPC rating D.

Balham 020 8675 1123
Email sba@kfh.co.uk

Montholme Road, Battersea, SW11 £830,000

A stunning three bedroom apartment arranged over the lower floors of this handsome Victorian house comprising two bathrooms, open plan living area and a west facing garden. Situated in a prime location between the commons. Shared freehold. EPC rating D.

Battersea 020 7228 2666
Email sbc@kfh.co.uk

Caldervale Road, Clapham, SW4
£5,417 pcm

An exceptional five bedroom, three bathroom house that has been meticulously refurbished throughout offering flexible modern living over three expansive floors with a stunning private garden. Part furnished. EPC rating C.

Balham 020 8675 3639
Email lbc@kfh.co.uk

Upper Richmond Road, Putney, SW15
£2,250 pcm

An immaculately presented, two bedroom flat forming part of a period conversion in Putney. The property offers large and bright reception space and further benefits from underground parking. Furnished. EPC rating C.

Putney 020 8785 3433
Email lph@kfh.co.uk

Battersea Rise, Battersea, SW11
£2,500 pcm

A stunning three double bedroom property located moments from Clapham Junction. The property offers modern living space and is presented in fantastic condition throughout. Furnished. EPC rating D.

Battersea 020 7228 8688
Email lbp@kfh.co.uk

Pastures NEW

Hankering after a rural abode? The Country House Company is at your service

Looking to move to the country but reluctant to leave London behind or indeed the advantages of living in a contemporary house? The Country House Company could provide the solution. As an independent property company specialising in the sales, lettings and management of country homes across the south, it has a wide variety of homes available from weekend retreats and rural cottages to elegant family homes or country estates.

Since establishing The Country House Company over 18 years ago Sue Crossley MRICS, ARLA, MNAEA, has seen significant changes to the property market in the South, one of the most significant aspects being the continued improvement of road rail and indeed air links to London and across the country.

The Country House Company is now seeing a number of more contemporary houses available for rent providing that perfect combination of a stylish house in a classic, rural environment. Farley Oak at Braishfield, near Winchester/Romsey, Hampshire, is just such a property, presenting a unique opportunity to live in a property built to a very high specification, beautifully finished and designed to maximise the stunning surrounding views. The house has been professionally designed with the main living accommodation on the first floor and a glass floored mezzanine room with an atrium above. A wonderful open-plan kitchen/dining and living area has floor-to-ceiling windows and glass doors opening to a first floor sun terrace, looking out over the landscaped garden to the surrounding fields and countryside. There is even an equipped gym.

As a total contrast to London life, Wyld Court provides a truly amazing opportunity to live in a magnificent Elizabethan manor house with elegant gardens and grounds, swimming pool and even room for a helicopter landing! Not that you'd need one; it sits on the Dorset, Somerset, Devon border with excellent road and rail links.

✤ For more on The Country House Company please see countryhousecompany.co.uk or call 02392 632275

Thinking of moving to the country...

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The Putney APPEAL

Nicola Evans, Lettings Manager Hamptons International

When is the best time of year to let a property?

Historically, the lettings market is always busiest over the summer months. Families look to move over this period to coincide with the start of the new school year and there is a huge influx of young graduates moving to London as all the new placements start September/ October time so now is a very busy period for us.

What is the special appeal of your area?

Being close to the River Thames is a huge draw for this area as well as the fantastic transport links for access both in and out of London including a choice of both the Underground (District Line) and British Rail. Putney is a very popular area for both young professionals and families alike offering a thriving social and leisure lifestyle alongside an excellent range of both public and private schools for all age groups.

What are your predictions for the local property market?

Putney will always hold great appeal so the lettings market will continue to stay extremely buoyant. There is a huge amount of investment in the area and the next couple of years will see more and more property come to the market with new developments being built and more investor landlords from Asia being attracted to the area.

What is your favourite book?

The Island by Victoria Hislop – beautifully written and an amazing story of a former leper colony on a Cretan island. It's a real page turner and I just couldn't put it down! A great summer read.

What is your favourite holiday destination?

The Amalfi coast is by far my favourite place at the moment. The scenery is absolutely stunning and the food is just amazing! I have been there for the past 2 years and will not doubt be holidaying there next year too.

If you weren't an estate agent, what would your dream profession be?

If I wasn't an estate agent, I think I would be a scuba diving instructor. Before joining the estate agency world I lived in Thailand and qualified as a diving instructor. That would definitely be my dream job although not a profession I can really pursue whilst living in London away from the coast!

What is your favourite local restaurant?

The new tapas restaurant, Alquimia, down near the river is excellent. It has only been open a few months but definitely my favourite place to eat after a hard day at work!

✤ Hamptons International, 184 Upper Richmond Road, Putney SW15 2SH; 020 8454 7619; hamptons.co.uk

> Putney will always hold great appeal so the lettings market will continue to stay extremely buoyant

Putney Bridge reflected in a tide pool on the River Thames at low tide – an iconic landmark in an illustrious area

GOLD LARGE ESTATE AGENCY of the YEAR 2012 THE SUNDAY TIMES THE TIMES

Broomwood Road £1,395,000
Sold setting a new record for the street. **EPC:C**
Battersea Office 020 7924 2170

Bennerley Road SW11 £1,650,000
A wider than average family house. **EPC:D**
Battersea Office 020 7924 2170

Grandison Road £750,000
Achieving a new record in terms of £/sqft. **EPC:C**
Battersea Office 020 7924 2170

Lewin Road SW16 £1,300,000
A stunning semi-detached family home. **EPC:E**
Balham Office 020 3285 7744

WHOOSH!
(Our properties are selling at their fastest rate since 2007)
Because it's important to you.

www.hamptons.co.uk

HAMPTONS INTERNATIONAL
Beyond your expectations

Ramsden Road SW12 £2,300,000
A stunning, 2,800 sq ft family house. **EPC:E**
Balham Office 020 3285 7744

Bedford Hill SW12 £550,000
A fantastic two bed garden apartment. **EPC:D**
Balham Office 020 3285 7744

Fernlea Road SW12 £999,950
An un-extended four bed family home. **EPC:E**
Balham Office 020 3285 7744

Lydon Road SW4 £2,225,000
End of terrace five bed Victorian house. **EPC:F**
Clapham Office 020 7717 5439

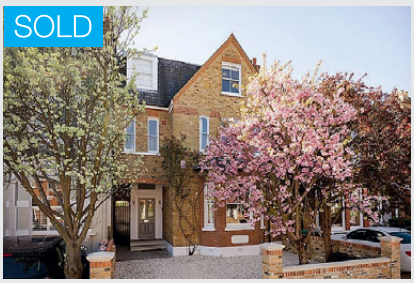
Fitzwilliam Road SW4 £1,850,000
A beautifully presented Victorian house. **EPC:E**
Clapham Office 020 7717 5439

Clapham Manor Street SW4 £1,225,000
A versatile early Victorian four bed house. **EPC:E**
Clapham Office 020 7717 5439

Beyond your expectations
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Sisters Avenue SW11 £800,000
A large three bed flat with roof terrace. **EPC:D**
Battersea Office 020 7924 2170



Hendham Road £3,500,000
Agent of choice in the £3m - £5m bracket. **EPC:E**
Battersea Office 020 7924 2170

Wandle Road SW17 £1,800,000
A highly unusual former coach house. **EPC:D**
Battersea Office 020 7924 2170

Sistova Road SW12 £475,000
A lovely two bedroom first floor flat. **EPC:D**
Balham Office 020 3285 7744

Property size may vary but quality is consistent.

Because it's important to you.

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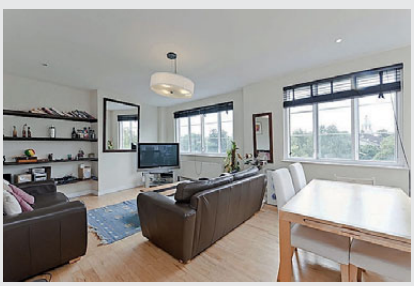
HAMPTONS INTERNATIONAL
Beyond your expectations

Laitwood Road SW12 £775,000
A bright, spacious three bed maisonette. **EPC:D**
Balham Office 020 3285 7745

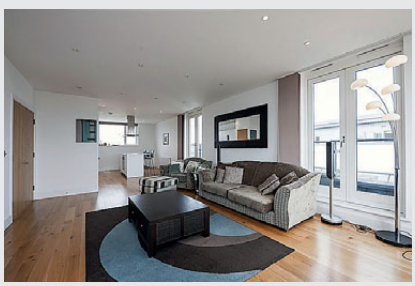
Ramsden Road SW2 £2,500,000
An architecturally redesigned home. **EPC:C**
Balham Office 020 3285 7745

Bedford Hill SW12 £2,480,000
A double fronted semi-detached house. **EPC:E**
Balham Office 020 3285 7745

Slievemore Close SW4 £595,000
Unique flat in Grade II Georgian property. **EPC:D**
Clapham Office 020 7717 5439



The Pavement SW4 £700,000
A fantastic penthouse style apartment. **EPC:C**
Clapham Office 020 7717 5439



Clapham Road SW9 £695,000
A three bed penthouse style apartment. **EPC:C**
Clapham Office 020 7717 5439

Available on the App Store

GOLD LARGE ESTATE AGENCY of the YEAR 2012 THE SUNDAY TIMES THE TIMES

Balham High Road SW17 £750 per week
Modern four bed home with garden. **EPC:C**
Balham Office 020 3285 7745

Balham Hill SW12 £510 per week
Brand new furnished luxury apartment. **EPC:B**
Balham Office 020 3285 7745

Abbotsleigh Road SW16 £360 per week
Large two double bedroom furnished flat. **EPC:E**
Balham Office 020 3285 7745

Fitzwilliam Road SW4 £995 per week
A beautifully presented family home. **EPC:D**
Clapham Office 020 7717 5441

Letting your property? All we need are your keys & we will take care of the rest.

Because it's important to you.

www.hamptons.co.uk

HAMPTONS INTERNATIONAL
Beyond your expectations

Lydon Road SW4 £875 per week
A stunning four bedroom property. **EPC:E**
Clapham Office 020 7717 5441

The Library Building SW4 £380 per week
In Clapham's most iconic development. **EPC:C**
Clapham Office 020 7717 5441

Stockwell Park Crescent SW9 £950 pw
A gorgeous Georgian style townhouse. **EPC:C**
Clapham Office 020 7717 5441

Harbut Road SW11 £875 per week
Wonderful five bedroom family house. **EPC:D**
Battersea Office 020 7458 4258

Salcott Road SW11 £875 per week
Lovely four bedroom family home. **EPC:D**
Battersea Office 020 7458 4258

Overstrand Mansions SW11 £865 per week
Well presented three bedroom apartment. **EPC:D**
Battersea Office 020 7458 4258

Beyond your expectations
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Sistova Road SW12 £740 per week
Wonderful double fronted four bed home. **EPC:F**
Balham Office 020 3285 7745

Alderbrook Road SW12 £1,000 per week
Five bed home moments from commons. **EPC:E**
Balham Office 020 3285 7745

Bedford Hill SW12 £375 per week
A beautiful, spacious one bed apartment. **EPC:D**
Balham Office 020 3285 7745

The Pavement SW4 £525 per week
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Danemere Street, SW15

A modern mid terrace family house within small private gated development with allocated parking. **EPC:C**

£3,200 PCM Unfurnished

- *4 Bedrooms*
- *3 Bathrooms*
- *South Facing Garden*
- *Patio*
- *Off Street Parking*

Putney Office
Lettings. 020 8454 7619 | putneylettings@hamptons-int.com

Available on the App Store

A LEVEL Field

No longer just a stop on the train line between Clapham and Wimbledon, Earslfield is now sought-after in its own right

Relatively unknown until recently, Earlsfield has all the attributes that make an area popular, so it's perhaps surprising that it didn't become so sought after sooner. It has plenty of green spaces (Wandsworth Common and various parks), great schools and excellent transport links into the City, Canary Wharf and the West End.

'The area has improved greatly in the last few years and it now has lovely delis, gastro pubs, good restaurants and some of the best beer gardens in London,' comments Rebecca May of Kinleigh Folkard & Hayward.

On top of all that it has attractive period property (mainly Victorian and Edwardian houses or conversions) as well as modern apartments, and buyers and tenants can generally get more space for their money than in more established parts of South West London.

'Earlsfield is no longer an area people move to just due to affordability, but one of choice,' says Darren Mottram of Jacksons. He points to a combination of factors, including 'huge commercial development on its high street, something an area is often judged by' along with a recently refurbished train station, schools which have achieved high marks in Ofsted reports, and a strong family community. As Darren says. 'it is easy to see why Earlsfield is quickly becoming one of the most talked about areas in London'.

Maddie Miller of Douglas & Gordon believes the reason Earlsfield is popular with both young professionals and families is because 'it strikes a balance between its vibrant pub and restaurant scene as well as good schools'.

No surprise then that the property market is very active at present. 'With a shortage of stock combined with an unexpectedly high level of buyers, there is huge competition,' reports Rebecca May. 'We've seen a steep increase in multiple offers, leading to best and final offers, and subsequently prices are rising rapidly.

'We used to be the poor relation of Battersea and Clapham, but we are now one of the South West's most sought-after locations. It's not unusual for buyers to have large cash deposits, having sold their property in other parts of London such as Fulham and Battersea, to move here and get much more for their money.'

TYPICAL PRICES:
one-bedroom flats and houses start at c.£250,000 while larger houses can reach £2,000,000

TYPICAL RENTS:
From studio flats at around £125pw to five-bedroom houses for £1,500pw

WHO BUYS/RENTS HERE:
Young professionals and families seeking more space for their money, along with with good transport links and schools, a choice of shops and restaurants, and green spaces

PROPERTY TO BUY IN EARLSFIELD

On Earslfield Road, this six-bedroom family home with garden and off-street parking offers a good balance of sleeping accommodation and reception space: £1,400,000 (John D. Wood & Co., 020 8871 3033)

Located close to Earlsfield station, this four bedroom house on Trewint Street has just undergone complete refurbishment, including an extension, and has a beautiful garden: £975,000 (KFH, 020 8944 6464)

Emma Seaton of Savills also reports competitive bidding for the best properties. 'Littleton Street and Brocklebank Road tend to be the most popular because of their attractive architecture and close proximity to amenities,' she says.

'Properties on Littleton Street are now selling for around £1.1m and there is also a large supply of maisonettes around £550-£600 sq. ft,' reports Maddie Miller. 'The Magdalen Estate has lovely big houses around 3,000 sq. ft. but they command hefty price tags.'

Earslfield is no longer an area that people move to just due to affordability, but one of choice

On the lettings side, Jane Clements of John D. Wood & Co. has noticed a major change in the demographic over the past five years. 'Where before the majority of tenants were professionals sharing flats, they are now more mature couples and those with young children attracted by the good schools and access to parks and Wandsworth Common,' she says.

'The most sought-after properties are on the 'grid' streets that run parallel between Garratt Lane and Trinity Road and those between Earlsfield Road and Swaffield Road.'

'I am lucky to call Earlsfield my home,' says Darren Mottram, adding how pleased he is that 'I no longer get that confused look followed by 'where's that?' when people ask me where I work. Long may it continue...'

This four-bedroom terraced house on Winfrith Road benefits from an extended kitchen/breakfast room to the rear of the property with doors opening onto the landscaped garden: £995,000 (Savills, 020 8877 1222)

This four-bedroom Victorian terraced house with garden on Freshford Street has been extended into the loft to create a master bedroom and offers potential to extend to the rear: £815,000 (Jacksons, 020 8971 7070)

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Alastair Summerfield

Associate, Douglas & Gordon, Clapham Common South Side

Why the changing of the seasons is always an exciting time, particularly around the Abbeville area

32 Leppoc Road: A fantastic family home that has been fully extended and boasts a 44ft south-west facing garden. There are five double bedrooms, two bathrooms, a large kitchen and a double reception room. The property is incredibly light and spacious throughout

It may seem odd to say how I am looking forward to the end of the summer, but with regards to the property market I certainly am looking forward to autumn. What has been coming on, from the one bedroom garden flats at £450,000 to the five bedroom fully extended family homes from £1,500,000, have been selling well. Yes, the level of demand is good, but it is the low supply of property which is causing most properties to attract the interest. I can't believe I am saying this, but people view this time of year as a reason to get on with the house-buying process and be in their new home by Christmas! Abbeville itself is a hidden gem. Abbeville Road is a mixture of great restaurants, such as the Abbeville Kitchen, delis such as MacFarlane's and boutique shops. The locals frankly don't often need to leave the village and with the opening up of The Ginger Pig, a local butcher, we can't leave. There is a real mix of residents; with great tube links and the amenities, it works well for the young professional and they eventually buy the family home too. There is no issue with schooling with a mix of great state and private options. It's very much a place where people buy and simply don't often leave!

✤ 30 Abbeville Road, London SW4 9NG; 020 8675 4400; douglasandgordon.com

Abbeville itself is a hidden gem. Abbeville Road is a mixture of great restaurants, delis and boutique shops

39a Franconia Road: A fantastic flat for entertaining with a modern kitchen and a double reception room, there is no shortage of space. The property also comprises two double bedrooms, bathroom, lawned garden and is share of freehold

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Douglas & Gordon

£1,950,000 Freehold
Sugden Road SW11

This stylishly presented five double bedroom property is spacious throughout, perfect for a young family to grow into.

5 double bedrooms, 2 bathrooms (1 en-suite), 2 shower rooms, 2 double reception rooms, Kitchen/breakfast room, Family room/playroom, Utility room, Cellar, Cloakroom, Paved garden, EPC: F.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

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Douglas&Gordon

£1,795,000 Freehold
Lessar Avenue SW4

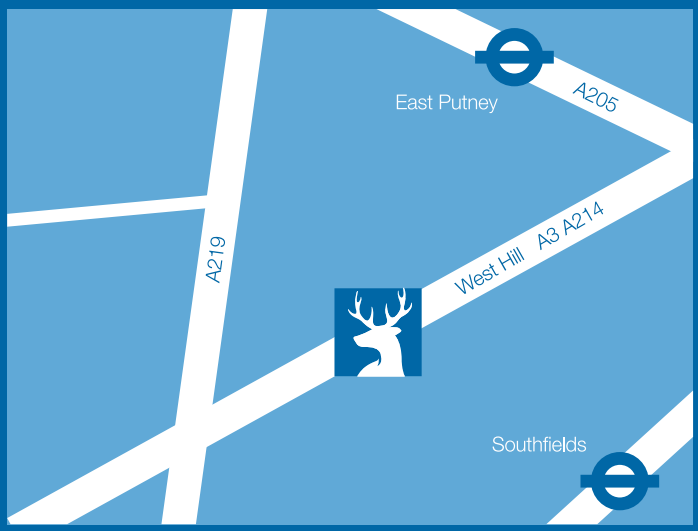
A stunning, end of terrace, re-developed house on this sought-after residential road, located moments from Clapham Common.

5 bedrooms, 3 en-suites, 1 family bathroom, Double reception room, Kitchen/family room, Cloakroom, Utility, Cellar, Garden, EPC: D.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

121 West Hill

Douglas & Gordon



Price range: £450,000 – £700,000
Square footage: 772sq/ft – 1214sq/ft

121 West Hill is a new development of 11 apartments over 4 floors offering 2/3 bedroom units within a secure gated complex where each apartment benefits from private car parking within the site and secure bike storage. The apartments have been completed to a high standard with contemporary fixtures, fittings and finishes.

Key features include:

- Open plan kitchens
- En suite facilities to master bedrooms
- Dedicated solar panel

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Drawing room

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£1,740,000 Freehold
Brynmaer Road SW11

We are pleased to offer to the market this light and spacious house.

5 bedrooms, 2 bathrooms, Reception room, Kitchen/breakfast room, Garden, EPC: E.

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£1,395,000 Freehold
Kilmaine Road SW6

A wonderful family house situated on a quiet residential street just off the Munster Road.

4 bedrooms, 3 bathrooms, Reception room, Kitchen/dining room, Study, Garden, EPC: D.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk

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£1,840 per week Unfurnished
St John's Avenue SW15

A rare opportunity to rent this substantial family house in this prime Central Putney location.

6 bedrooms, 3 bathrooms, 3 reception rooms, Kitchen/breakfast room, Cellar, Garden, EPC: F.

Putney Lettings 020 8788 3333
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£1,250 per week Unfurnished
Anhalt Road SW11

An exciting opportunity to rent this well-presented family house on one of Battersea's finest roads.

4/5 double bedrooms, 3 bathrooms, 1/2 reception rooms, Kitchen/breakfast room, Garden, EPC: E.

Battersea Park Lettings 020 7498 5243
battpklets@dng.co.uk

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£1,395,000 Freehold
Abbotstone Road SW15

This beautifully presented five bedroom family house is located on this smart residential street in the heart of West Putney.

5 double bedrooms, 2 bathrooms, Double reception room, Kitchen/dining room, Cellar, Garden, EPC: C.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

£1,050,000 Freehold
Heythorp Street SW18

A stylish family home situated on the ever popular Southfields Grid which has been beautifully looked after by its current owners.

4 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, Downstairs cloakroom, Garden, EPC: D.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

£899,950 Freehold
Simpson Street SW11

We are pleased to offer to the market this extremely well presented early Victorian terraced house in this popular street close to Battersea Square.

3 bedrooms, Bathroom, Shower room, Double reception room, Extended kitchen, Garden, EPC: D.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£899,950 Freehold
Sefton Street SW15

This charming four bedroom family house is ideally situated on this popular and sought-after road.

4 bedrooms, Bathroom, Shower room, Double reception room, Kitchen/dining room, Garden, EPC: C.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

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Douglas & Gordon

£825,000 Leasehold
Lindore Road SW11

This stunning Victorian townhouse has been decorated by an interior designer throughout, creating stylish living and entertaining space.

3 double bedrooms, Bathroom, En-suite shower room, Reception room, Kitchen, Roof terrace, EPC: C.

Battersea Sales 020 7924 2000
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£695,000 Share of Freehold
Badminton Road SW12

A delightful, two double bedroom, first floor maisonette in great condition and a short walk from Clapham South underground station.

2 double bedrooms, Bathroom, Reception room, Dining room, Kitchen, Garden, Close to local amenities, EPC: D.

Balham Sales 020 8673 0191
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£670,000 Freehold
Fabian Road SW6

A stunning two bedroom garden flat with a west-facing patio in a fantastic Fulham location.

2 bedrooms, Bathroom, Reception room with open-plan kitchen, Cellar/ utility room, EPC: C.

Fulham Sales 020 7731 4391
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£650,000 Share of Freehold
Lynette Avenue SW4

A very well-presented two double bedroom, garden flat offering a share of freehold and being sold with no onward chain.

2 double bedrooms, Bathroom, Reception room, Kitchen, Cellar, Garden, EPC :D.

Clapham Southside Sales 020 8675 4400
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Pixel power

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£850 per week Unfurnished
Claxton Grove SW6

A fantastic four double bedroom family house which has just been refurbished to an extremely high standard.

4 double bedrooms, 2 bathrooms, Reception room, Kitchen/dining room, Roof terrace, Garden, EPC: D.

Fulham Lettings 020 7731 4791
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£850 per week Unfurnished
Berber Road SW11

A stunning neutrally decorated three bedroom family home offering generous living and entertaining space.

3 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, Garden, EPC: D.

Battersea Lettings 020 7924 2002
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£750 per week Unfurnished
Trentham Street SW18

A beautiful refurbished family house situated on the Southfields Grid, close to the shops, restaurants and underground station.

4 double bedrooms, 2 bathrooms, Reception room, Kitchen/dining/family room, Garden, EPC: D.

Southfields Lettings 020 8874 8844
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£692 per week Unfurnished
West Hill Road SW18

A beautiful family home arranged over three floors conveniently located close to both Southfields and East Putney.

3 double bedrooms, 2 bathrooms, 2 reception rooms, Off-street parking, Garden, EPC: E.

Putney Lettings 020 8788 3333
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Douglas & Gordon

£625 per week Unfurnished
Letterstone Road SW6

A beautifully presented three bedroom house on a quiet street in a great Fulham location.

3 double bedrooms, Bathroom, Double reception room, Kitchen/breakfast room, Cloakroom, Garden, EPC: D.

Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk

£595 per week Unfurnished
Broxash Road SW11

A fabulous two bedroom garden flat presented in immaculate condition, perfect for a couple or two professional sharers.

Reception room with wooden floors, 2 double bedrooms, En-suite bathroom, Family bathroom, Paved garden, EPC: D.

Battersea Lettings 020 7924 2002
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£450 per week Furnished
Cyril Mansions SW11

A striking two bedroom flat located within this popular Mansion block on Prince of Wales Drive.

1 double bedroom and 1 single bedroom, Bathroom, Reception room, Kitchen, Mansion block, EPC: D.

Battersea Park Lettings 020 7498 5243
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£400 per week Furnished/Unfurnished
Glenfield Road SW12

An immaculately presented two double bedroom garden flat on this quiet residential road.

2 double bedrooms, Modern bathroom, Reception room, Kitchen/breakfast room, Garden, EPC: D.

Clapham Southside Lettings 020 8675 0888
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